Bowerwood House
ASHFORD ROAD • FORDINGBRIDGE • HAMPSHIRE • SP6 3BT

Fordingbridge 1.25 miles, Salisbury 12.5 miles (Waterloo about 90 minutes),
Bournemouth 18 miles, Southampton Airport 23 miles
(Distances and times approximate)

A superb family house restored to the highest standards, situated on the
edge of this popular town close to the New Forest

Hall, Drawing Room, Dining Room, Kitchen / Breakfast Room, Family Room, Study,
Utility Room, Boot Room, Garden Room, WC, Cellar,
6 Bedrooms, 3 Bath / Shower rooms
Triple Garage & separate Gym, further outbuilding
Coach House with conversion potential in guest accommodation / holiday cottages
Charming landscaped gardens, Summerhouse
Outstanding views over the surrounding countryside

EPC = F
In all about 2 acres

Your attention is drawn to the Important Notice on the last page of the text
Bowerwood House is located just over a mile to the west of the charming town of Fordingbridge set amongst open countryside with delightful rural views. Fordingbridge offers an excellent range of local facilities, with more extensive shopping, restaurants and arts available in Salisbury or Southampton.

The property is conveniently situated on the western side of the Avon Valley, between the New Forest National Park and the delightful countryside of the Cranborne Chase. It is accessible via the A338 north to Salisbury and south to the A31 which connects quickly west to Bournemouth and east to Southampton, both having good regional airports. There is excellent walking and riding near by, golf at Remedy Oak and Salisbury, water sports along the south coast.

The area is renowned for is excellent range of schooling, both state and private, including the renowned prep school Forres Sandle Manor which is a mile away.

Bowerwood House is a handsome country house which is believed to date from the 16th Century in parts. Over the centuries it has been gentrified with the addition of a stunning Georgian wing. It has mellow painted brick and brick elevations clad with roses and clematis under a slate roof. It is not Listed.

An impressive pillared portico with wide front door leads into the hall with a charming cantilevered staircase. Internally the property is presented beautifully and the accommodation flows well, ideal for entertaining or family living alike. The Drawing Room within the Georgian wing is an impressive room with fire places at either end, tall sash windows and good ceiling heights typical of the period. The Kitchen / Breakfast Room has bespoke fitted cupboards with granite and oak worktops, built in larder cupboard, Alpha oil fired range (does hot water and central heating), central island and built in dishwasher. Beyond is the Dining Room with its pretty inglenook fireplace which makes it an ideal winter room. There is a good sized utility room, separate boot room and cellar.
On the first floor there are 6 bedrooms and 3 bathrooms, which include an excellent master bedroom suite with dressing room and en-suite shower room. Please see floor plans for room layouts and dimensions.
OUTSIDE
The property is approached through a wooden five bar gate over a sweeping gravel drive to a turning and parking area on the western side of the house. Adjoining this is a triple garage and gym. To the east is a range of outbuildings and a further entrance from Ashford Road. The attractive former coach house has been partially rebuilt, including full repointing, new windows and a new roof. This has great potential and had planning permission to convert into 2 holiday cottages.

GARDENS AND GROUNDS
Extensive lawns surround the property on all sides and together with the magnificent trees provide a lovely setting for the house. Along the western boundary, there are numerous mature chestnut, oak, beech and firs carpeted with bluebells in the spring. In the north western corner is a Summer house and raised decking area which takes advantage of the stunning views to the west. To the rear of the house is a flagstone terrace flanked by herbaceous borders with box hedging and pergola with wisteria. In all the garden and grounds extend to about 2 acres.
IMPORTANT NOTICE:
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GENERAL REMARKS & STIPULATIONS

Services
Oil fired central heating. Mains water and electricity. Private drainage.

Fixtures & Fittings
Items regarded as fixtures and fittings including carpets and curtains, light fittings and garden statuary are excluded from the sale although certain items may be available by separate negotiation.

Local Authority
New Forest District Council, Lyndhurst Tel: 023 8028 5000.

Council Tax
Band G

Directions
From Salisbury take the A338 south signed Bournemouth. Pass through Downton and continue to Fordingbridge. Head west through the town on the B3078 on Bowerwood Road. After about 1 mile at the junction with Ashford Road, a five bar gate will be seen leading into Bowerwood House on the right.

Viewings
Strictly by appointment through Savills Salisbury office.

SUMMERHOUSE

GARAGE/GYM