



A pretty thatched cottage in a peaceful position

Blackbrook Cottage, Hatchett Green, Hale, Fordingbridge, Hampshire, SP6 2ND

Freehold



Sitting room • kitchen/breakfast room • study/third bedroom • utility room • cloakroom • conservatory
 • two double bedrooms • two bathrooms • ample parking
 • garage • generous gardens • forest access

Situation

The pretty village of Hale has a thriving community, and is located in the North West of the district and forms a part boundary with the River Avon and Hampshire/Wiltshire boundary. At the centre of the village is Hatchett Green which is in a conservation area. There are many useful amenities, including an excellent local school, village hall and St Mary's Church. The parish is mentioned in the Domesday Book of 1086, and has a wealth of history over centuries. The area itself offers a wonderful variety of outdoor pursuits, from horse riding, hiking, cycling and dog walking. For the commuter, there is excellent access for the M27 and surrounding major network, while the centres of Salisbury and Southampton are within a convenient driving distance.

Description

Formerly the village Carpenter's cottage, Blackbrook Cottage is a charming, characterful and extremely well-presented cottage located on Hatchett Green on the northern perimeter of the National Park.

The kitchen/Breakfast room centres upon a cream Aga within the original inglenook fireplace. High quality cabinets from Harvey Jones of Winchester incorporate a magnificent larder cupboard and central island unit with contrasting wooden and granite work surfaces. Top of the range appliances include a Miele rotisserie oven and dishwasher, Fisher & Paykel fridge freezer and Baumatic ceramic hob. Beyond the kitchen is a useful utility room and there is also a cloakroom.

The sitting room features an impressive inglenook fireplace with inset wood burning stove coupled with a built in book shelves and display case. French doors open into a large and versatile conservatory, an ideal venue for dining and entertaining overlooking the cottage gardens.

Completing the ground floor accommodation is cosy snug that can also double as a ground floor bedroom.

On the first floor, the large landing leads to a bright and airy double-aspect master bedroom which benefits from built in wardrobes and views to the front and rear. The second bedroom is also a comfortable double with built in wardrobes and views over the rear garden; there are two well-equipped bathrooms, one for each bedroom.





Outside

The property is approached via a driveway for four cars leading to the single garage. A wooden pedestrian gate leads to the front door and side access to the rear garden. The south facing gardens are generous in size backing onto beautiful paddocks. Meticulously maintained, the garden is predominantly laid to lawn and well stocked with mature shrubs. There is also a beautiful summer house to enjoy.

Directions

From Salisbury proceed south on the A338 and turn left at Downton onto The Borough towards Redlynch. Follow this road (B3080) out of the village and onto The Ridge passing through Woodfalls, as the road bears left continue straight on towards Hale keeping right on Hale Lane. Pass the cricket field on your left and Blackbrook Cottage will be found on the left hand side.

Tenure

Freehold with vacant possession

Services

Mains electricity, water and drainage. Electric central heating.

Local Authority

New Forest District Council.

Council Tax

Band E.

Planning

The property is Grade II listed.

Fixtures and fittings

Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale.

Viewing

Strictly by appointment with Savills.

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Approximate Area 153.7 sq m / 1654 sq ft

Garage 14.0 sq m / 151 sq ft

Summer House 7.4 sq m / 80 sq ft

Total 175.1 sq m / 1885 sq ft

Including Limited Use Area (10.4 sq m / 112 sq ft)



savills

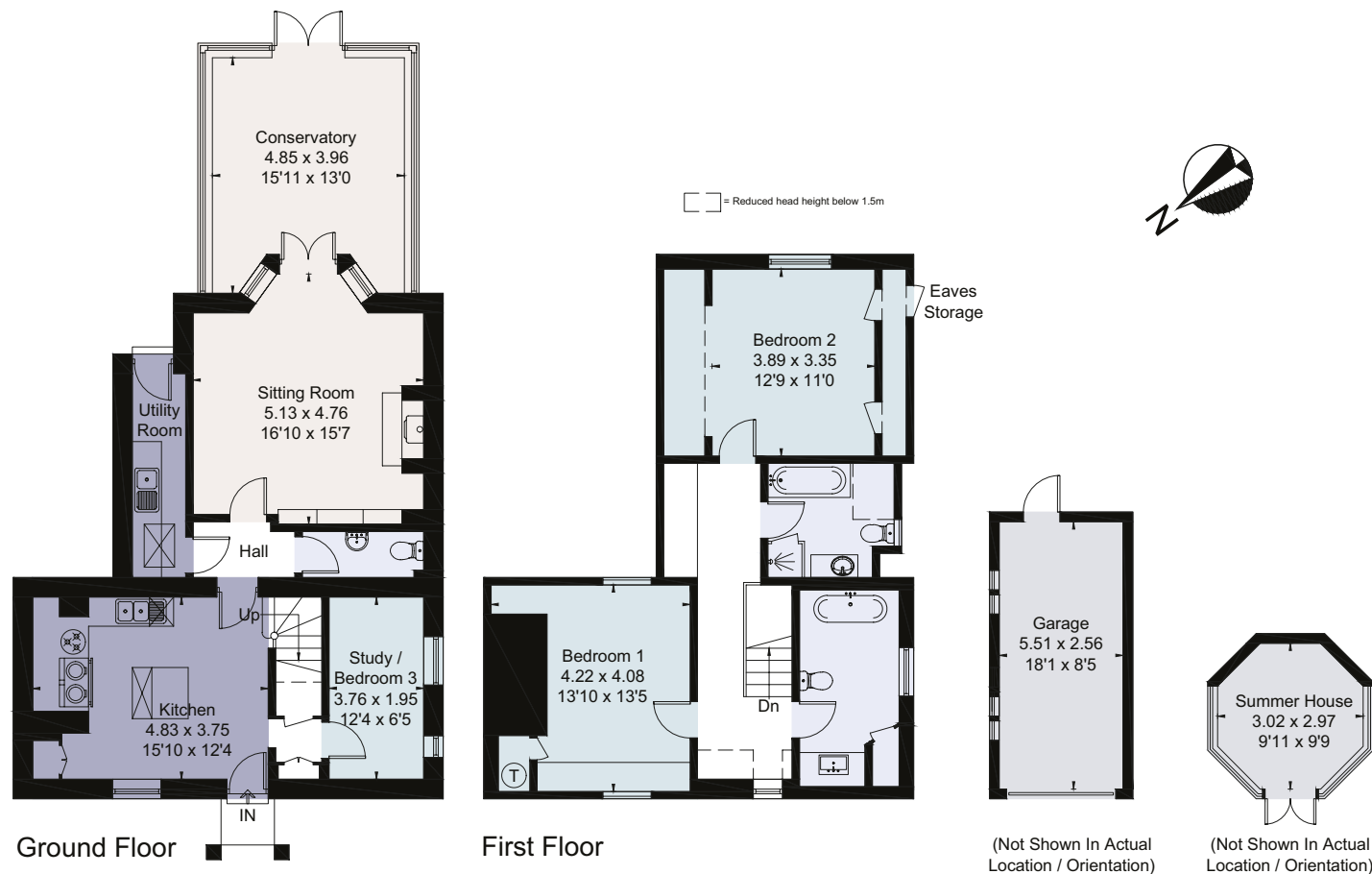
savills.co.uk

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