



# Court Orchard

Rockbourne, Fordingbridge, Hampshire, SP6 3NN





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*Planning permission has been granted for a replacement dwelling on this fantastic plot located within one of West Hampshire's pre-eminent villages.*

## Existing Dwelling

Reception Hall • Sitting Room • Kitchen/Breakfast Room  
Dining Room • Study • Utility Room • Cloakroom  
Master Bedroom with En Suite Bathroom  
Three Further Bedrooms • Family Bath Room • Cloakroom  
Garage and Workshop • Large Gardens of about 1.4 Acres

## Situation

The sought after Downland village of Rockbourne sits amidst lovely rolling countryside, much of which is a designated Conservation Area. Rockbourne is home to a thriving community that benefits from a reputable primary school - which is within about 300 yards - a village hall, a church (both within about 150 yds) and popular public house – The Rose and Thistle (about 200 yds).

The Avonside town of Fordingbridge (4 miles) provides a comprehensive range of day to day services, including schooling, a medical/health centre, a good range of local shops, a building society and a library.

The excellent communications network allows ready access to the regional centres of Salisbury, Bournemouth and Southampton; all have mainline rail links to London Waterloo and there are airports at the latter two.

A myriad of footpaths and bridleways exist in the surrounding area and there is magnificent out-riding to be had on Whitsbury Downs; the contrasting moor, heath and woodland of the New Forest is approximately four miles to the East.

Excellent local schools include Salisbury Cathedral School, Chafyn Grove, Leehurst Swan, Godolphin School and Preparatory School, and Bishop Wordsworth and South Wilts Grammar Schools.

Local sporting and recreational facilities include Racing at Wincanton, Taunton, Bath and Salisbury. Golf at Salisbury and Toller Royal as well as easy access to the south coast.



FRONT ELEVATION (SOUTH WEST)



### Description

Planning permission for a five bedroom Georgian-style property has been granted on this fabulous plot within the popular village of Rockbourne. The accommodation will extend to in excess of three thousand square feet and include a reception hall, drawing room, modern kitchen/breakfast room, dining room, study, garden room, utility room, cloakroom and ground floor shower room. On the first floor there will be a master bedroom with dressing room and en suite shower room, a guest bedroom with en suite shower room, two further double bedrooms will have Jack and Jill access to an en suite shower room, there is a fifth bedroom and a family bathroom. Outside, there will be ample parking with a double garage and large gardens extending to about 1.4 acres with a pretty winterbourne on the western boundary.

### Directions

From Salisbury take the A354 south, after approximately 4 miles bear left on to Rockbourne Road (signposted to Rockbourne). Follow this road until you reach the village and turn left on to New Road, Court Orchard is the first property on the right.

### Tenure

The property is for sale Freehold with vacant possession upon completion.

### Services

Mains water and electricity are connected to the property. Private drainage.

### Council Tax

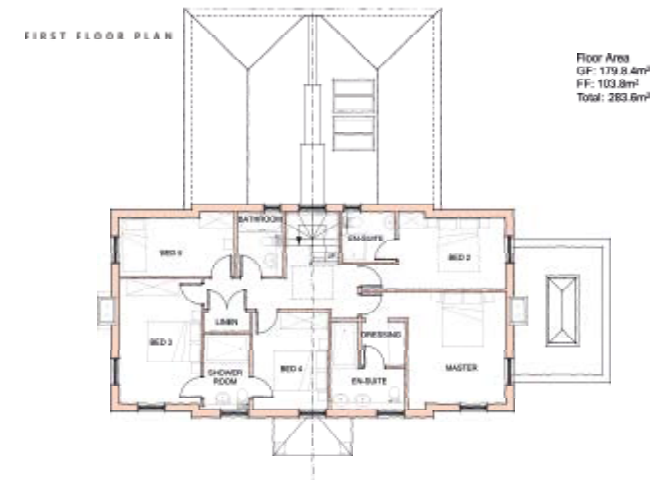
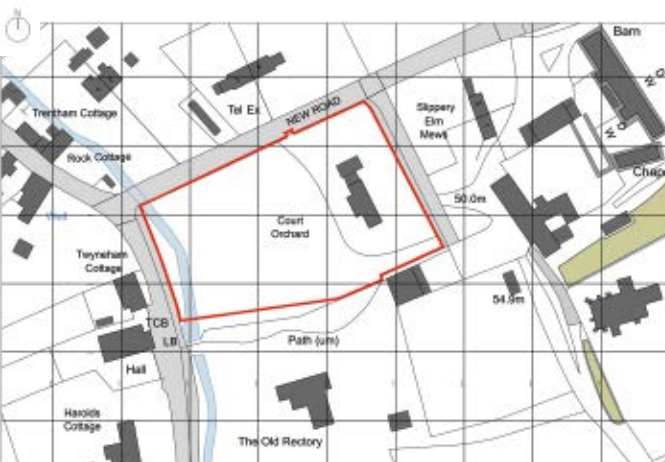
Band F.

### Local Authority

New Forest District Council – Planning Reference 19/11070

### Viewing

Strictly by appointment with Savills.



**Court Orchard, New Road, Rockbourne, Fordingbridge,**

**Hampshire, SP6 3NN**

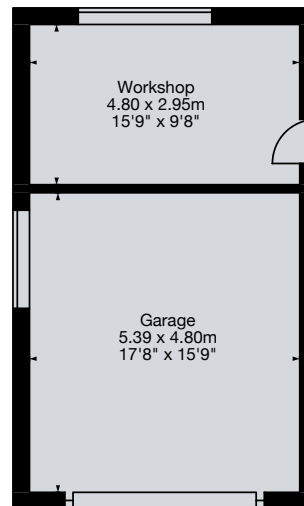
**Gross internal area (approx)**

**Main House** 208 sq m/2,232 sq ft

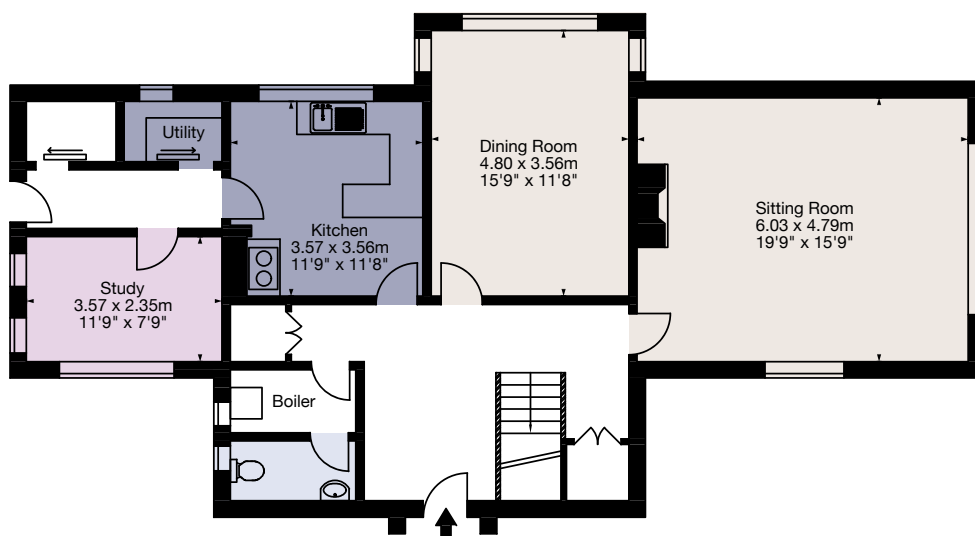
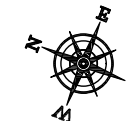
**Workshop** 14 sq m / 152 sq ft

**Garage** 26 sq m/278 sq ft

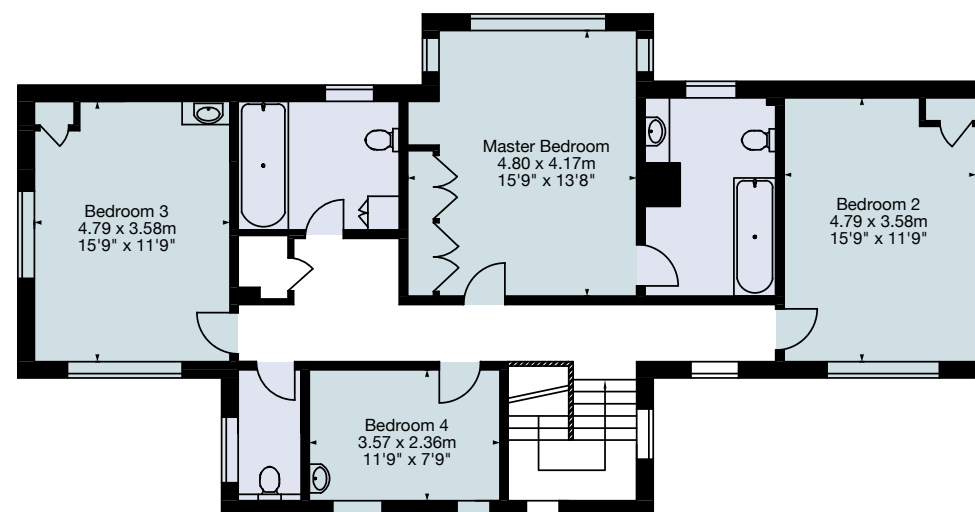
**Total Area** 248 sq m/2,662 sq ft



Garage



Ground Floor



First Floor

#### IMPORTANT NOTICE

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