



# A quintessentially English country cottage

**Woodbine Cottage, Rockbourne, Fordingbridge, Hampshire SP6 3NH**

Freehold





**Accommodation:** Sitting Room • Dining Room  
Conservatory • Kitchen/Breakfast Room • Bedroom  
Four/Study • Shower Room • Utility Room • Three  
further Double Bedrooms, one with en suite Bathroom  
and Dressing Area • Guest Annex/Studio with Bedroom  
and Shower Room • Double Garage • Workshop

### Description

Grade II Listed Woodbine Cottage is constructed of brick elevations under a thatched roof and is believed to date from the 18th Century. The current owners have undertaken a programme of refurbishment and extension during their period of ownership, creating deceptively spacious and flexible accommodation. A thatched, brick porch leads into the large sitting room, with a woodburning stove and 'herringbone' brick fire surround. The centrally located dining room opens through into a conservatory, with bi-fold doors onto the terrace and garden beyond. The charming kitchen/breakfast room, with flagstone floor, has a wide window seat in the bay window overlooking the garden. It has a range of shaker-style units and a double butlers sink. The study/bedroom four, shower room and utility room, with stable door to the garden and a flagstone floor, complete the ground floor.

Upstairs offers a dual-aspect principal bedroom overlooking the garden, with a dressing area and en suite bathroom, two further double bedrooms and a separate WC.

An oak-framed guest annex/studio in the garden ("The

Hayloft"), offers a bedroom/sitting room and a shower room. It has full-height windows and French doors onto a verandah overlooking the garden.

### Outside

The property is approached via a large gravel driveway, with ample parking. The oak-framed double garage and workshop is set to the side. To the rear of the cottage, the charming garden, laid mainly to lawn, is interspersed with well-stocked borders and split-level terracing, offering a variety of seating areas, including one from the top of the garden with beautiful, far-reaching views over the surrounding countryside.

### Situation and Amenities

The sought-after village of Rockbourne nestles in the beautiful Cranborne Chase, an Area of Outstanding Natural Beauty. The village has a popular pub, a 12th Century church, a primary school and an active village hall. The neighbouring village of Damerham has a primary school, post office and pub.

A network of footpaths and bridleways provide excellent walking and riding opportunities across to Martin Down, a designated National Nature Reserve. Rockbourne Trout Fishery is renowned as one of







Hampshire's finest Trout Fisheries.

The beautiful Cathedral city of Salisbury, approximately 11 miles to the north, offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes. Racing is available at Salisbury and Wincanton and golf at South Wilts Golf Club, High Post and Rushmore. The nearby New Forest National Park offers public access over 70,000 acres of heathland and forest and is a Site of Special Scientific Interest.

The A303 provides access to the south west and London, via the M3.

The popular prep school, Forres Sandle Manor, is in nearby Fordingbridge. In the wider local area there is a variety of both state and private schools, including Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

### Directions - SP6 3NH

Take the A354 from Salisbury towards Blandford. After Coombe Bissett, take the left-hand fork towards Rockbourne and follow this road into the village. Woodbine Cottage will be found on the right-hand side, about half way through the village.

### Tenure

Freehold.

### Local Authority

New Forest District Council.

### Outgoings

The property is subject to Council Tax Band F.

### Fixtures and Fittings

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

### Services

Mains electricity and water. Oil fired central heating. Private Drainage.

### Viewing

Strictly by appointment with Savills.

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**Gross internal area (approx)**

**Main House** 194 sq m/ 2,089 sq ft

**Annex** 32 sq m/ 339 sq ft

**Garage** 51 sq m/ 549 sq ft

**Total Area** 277 sq m/ 2,977 sq ft



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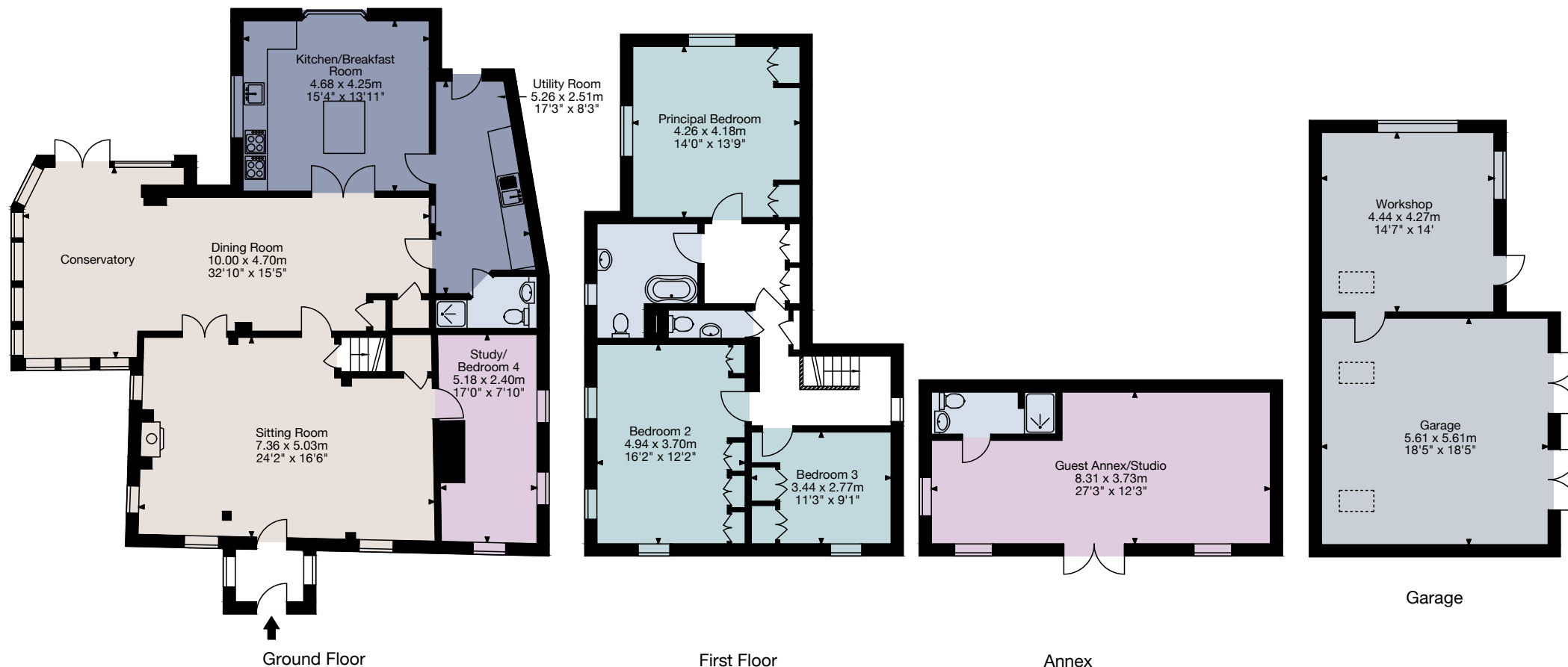
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