



Fig Tree Cottage

Boyes Lane, Blendworth, Hampshire PO8 0AG

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Two Sailing clubs at Emsworth about 5 miles south of Blendworth



Wonderful Sailing from Bosham

Fig Tree Cottage

Boyes Lane, Blendworth, Hampshire

A rare opportunity to acquire a beautifully appointed charming Grade II listed detached cottage with equestrian facilities set in gardens and grounds of approximately 5.8 acres, including adjoining three paddocks with stable block incorporating 4 stables and tack room and garden room with separate access. Located on the fringe of this small village with a sense of tranquility and breathtaking country views over The South Down National park.

THE PROPERTY

Reception Hall, Inner hall, Cloakroom, Dining room
Sitting room with Inglenook fireplace, Large Utility/Playroom
Impressive Kitchen/Family room with underfloor heating
First floor Landing
3 double Bedrooms, Two large Bathrooms
Nursery/Dressing room
Second landing area

OUTSIDE

Wide frontage with extensive parking area for at least six vehicles
Annexe: Studio/Bedroom with ensuite Shower room/wc
Attached to open bay Car Port/Wood store
Extensive 'sun trap' paved terrace from the cottage
Gate from garden into adjacent Equestrian facilities comprising:
3 enclosed fenced paddocks, and Tack Room/Hay store
4 Stables (one is used as Home office with light/power/wired for internet)
Independent electric gated access to equestrian facilities
Beautifully kept secluded private gardens

In all, set in about 5.8 acres

THE PROPERTY

Fig Tree Cottage is a superbly presented and beautifully appointed charming 17th century Grade II listed detached cottage with equestrian facilities including 3 paddocks and 4 stables (one is used as Home office with power/wired for internet), set in tranquil gardens and grounds of approximately 5.8 acres. It is understood that the cottage has undergone extensive refurbishment over the years, retaining an abundance of original period features including two staircases, exposed timbers, exposed internal brick walls, flagstone floor in the hallway and an Inglenook fireplace. Upon entering the cottage there is a welcoming reception hall with a door leading into the double aspect sitting room with an Inglenook fireplace. A door leads into the large triple aspect utility/playroom with a second staircase rising to first floor. From the main reception hall a doorway leads into the study area with a cloak room/wc and a door leads into the dining room. The inner hall leads down into the impressive triple aspect kitchen/family room, which features a vaulted beamed ceiling, and has an excellent range of wall and base units with a central island breakfast bar and full range of built in appliances and extensive worktops and bi-fold doors leading out to the sun terrace with magnificent open countryside view. From the reception hall there is a staircase rising to the first floor landing, which leads to three double bedrooms, two large bathrooms, a nursery/dressing room and second landing/wardrobe area and second staircase leading down to the large utility room. There is direct access from the garden to the equestrian facilities, which also has an independent gated access. Located in a wonderful country setting within The South Downs National Park.

**Set in delightful gardens and grounds
with Annexe Studio/Bedroom and Equestrian facilities with 4 stables & Tack/Hay store
In all, set in about 5.8 acres**





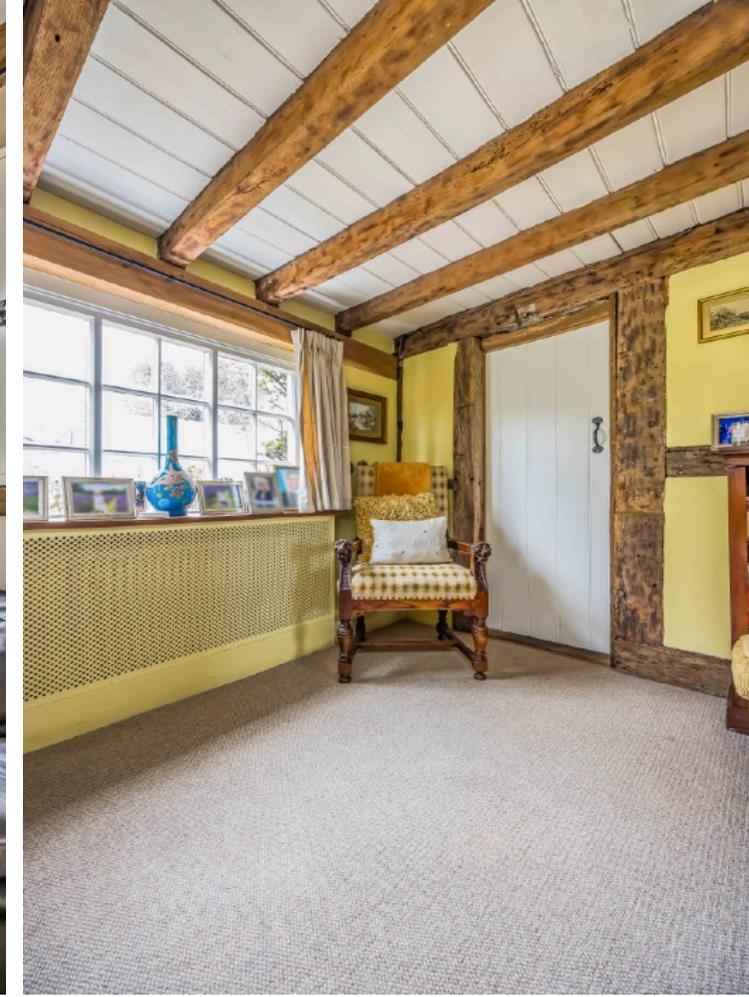






BLENDWORTH & ROWLANDS CASTLE

Blendworth is a particularly desirable and sought after village and the Holy Trinity church built in 1850 is located in the centre of the village at a crossroads and situated about a mile northeast of Horndean which offers an excellent range of shops and restaurants. The village enjoys spectacular open views across The South Downs and farmland, a designated area of outstanding natural beauty with walking and riding trails easily accessible. The rural setting it is well placed for access into London either via the A3 (M) or via the mainline railway stations from either Havant or Petersfield. Horndean village centre is close by with its variety of local shops, there are outstanding schools in the major south coast cities nearby or those looking for leisure activities Hayling Island is nearby and the historical naval interest at the city of Portsmouth is within easy reach by rail or road. The picturesque village of Rowlands Castle is about 2 miles to the south with a delightful village green and a good variety of shops, pub/restaurant, Golf club and a mainline rail station with services to London Waterloo, Portsmouth and Portsmouth Harbour. The main shopping centres of Havant, Petersfield and Portsmouth are all within easy travelling distance by car. The cathedral city of Chichester is about eleven miles to the east and the neighbouring countryside of The South Downs National Park provides miles of footpaths and bridlepaths.



COASTAL & COUNTRY PURSUITS

Goodwood Revival and festival of Speed motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. There is a popular Golf Club at Rowlands Castle. Blendworth Hills is located on the edge of The South Downs national Park and much of the surrounding countryside is an Area of Outstanding Natural Beauty. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Stansted House and Park, Dorchester Castle at Fareham, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace and Goodwood House.











GARDENS & GROUNDS

Fig Tree Cottage is approached through a five-bar timber gate, leading into an extensive driveway with parking for at least six vehicles. There is a detached open bay garage and wood store with an adjoining **Annexe** comprising: studio/bedroom with ensuite- shower room/wc. The enchanting cottage garden in all **approx. 0.58 acres** is well stocked with shrubs, flower beds and a small orchard, variety of trees, a greenhouse and vegetable garden. At the rear of the cottage there is a 'sun trap' paved terrace with breathtaking far reaching views overlooking the beautifully kept private garden, which leads to the **adjoining Equestrian facility in all approx. 5.22 acres**, with separate power and water, which has an independent access from Boyes Lane via electric 10ft gate and comprises, 3 paddocks including recovery/safe access paddock, post and rail fencing with 3 water butts, recovery safe access including: Tack Room/Hay Store, 4 Stables (one is used as Home office with light/power/wired for internet), Garden Room with Barbeque/Fridge/Pizza Oven and an 8 person Hot Tub with amazing country views.

**Gardens and Grounds with magnificent countryside views
over the nearby South Downs National Park
In all set in about 5.8 acres**







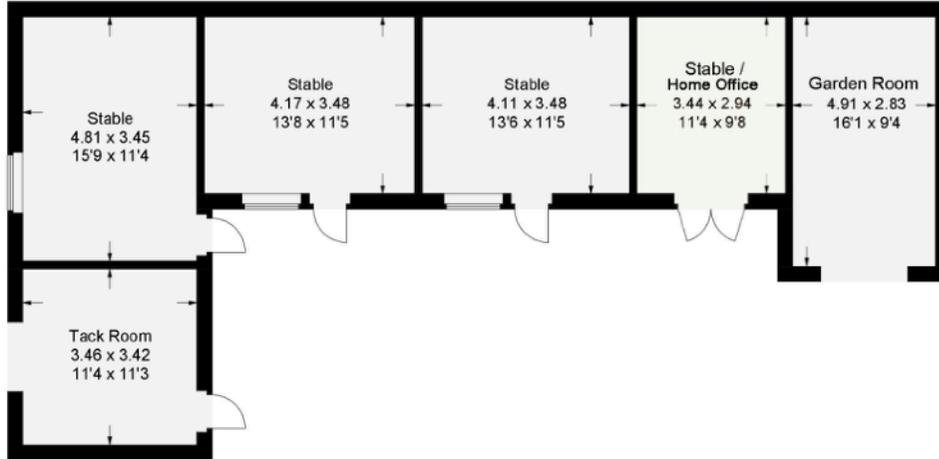
Fig Tree Cottage, Boyes Lane, Blendworth, PO8 0AG

Approximate Gross Internal Area = 191.2 sq m / 2058 sq ft

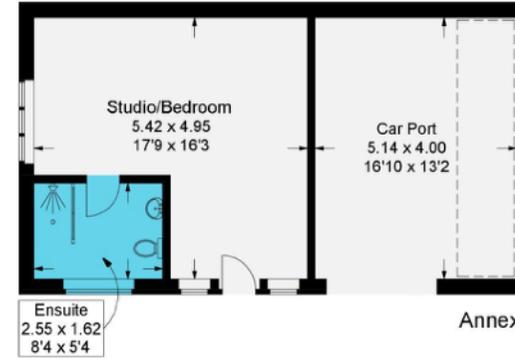
Outbuilding = 85.3 sq m / 918 sq ft

Annexe = 49.6 sq m / 534 sq ft

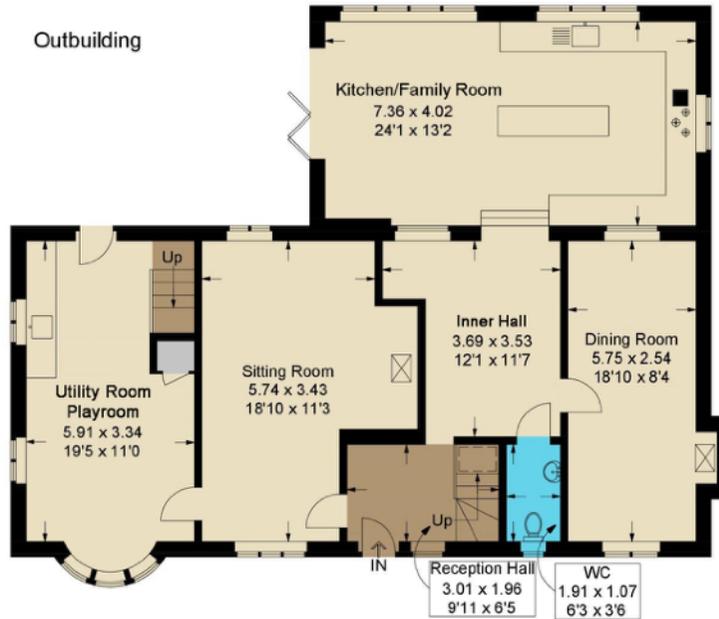
Total = 326.1 sq m / 3510 sq ft



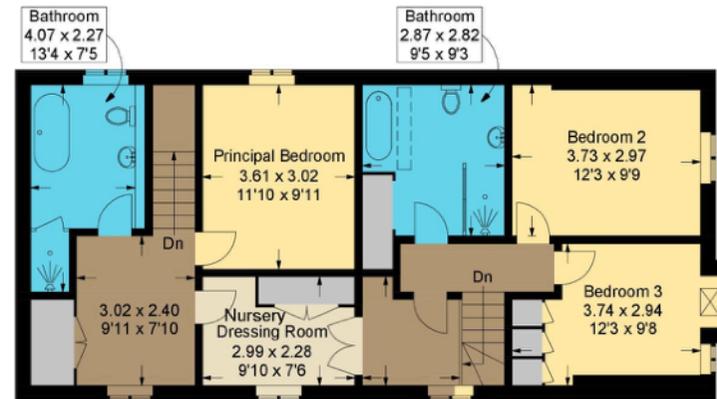
Outbuilding



Annexe



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



Goodwood Revival



Chichester Marina



DIRECTIONS

Travelling in a northerly direction along the A3(M) bear left at junction 2, take the third exit at the roundabout into Dell Piece East, then first exit at the roundabout onto B2149 Havant Road continuing into the centre of Horndean, bear right into Blendworth Lane passing the Holy Trinity Church on the left hand side, on reaching Old Blendworth bear right, then first left into Rowlands Castle Road, then right into Boyes Lane and after about 300 yards the entrance to Fig Tree Cottage can be found on the left hand side.

COMMUNICATION TRAVEL LINKS

Blendworth to Horndean 0.5 miles, A3 motorway 1.6miles, Rowlands Castle village and Golf club 2 miles, Havant 5 miles, Emsworth Sailing clubs 5.6 miles, Hayling Island 7.5 miles, Petersfield 8 miles, Chichester city 11.5 miles, Portsmouth 11 miles, Southampton International Airport 26 miles miles. **Rowlands Castle Rail links:** London Waterloo 84 mins, Chichester 47 mins, Portsmouth 27 mins, Petersfield 10 mins fastest. Portsmouth & Southampton have ferry services to the Isle of Wight and Europe. All distances are approximate and travel times may vary.

SERVICES: Mains electricity, gas, water and private drainage.

Council Tax Band: G Year 2024/25 £3,527.39

LOCAL AUTHORITY:

East Hampshire District Council. T: 01730 266551

Horndean Parish Council. T: 023 9259 7766

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