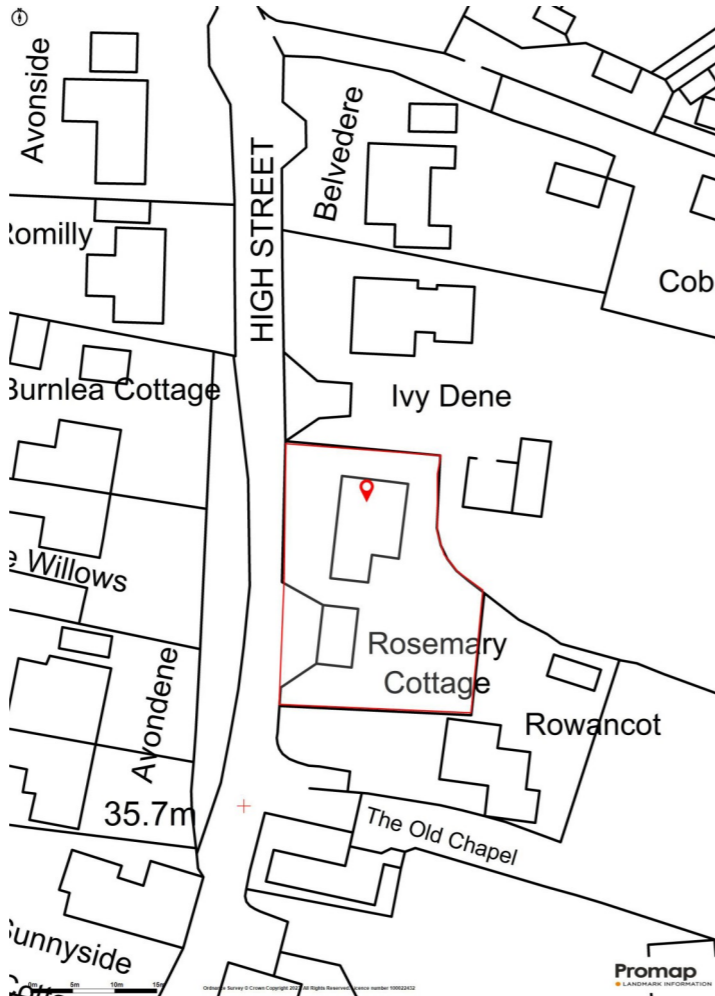
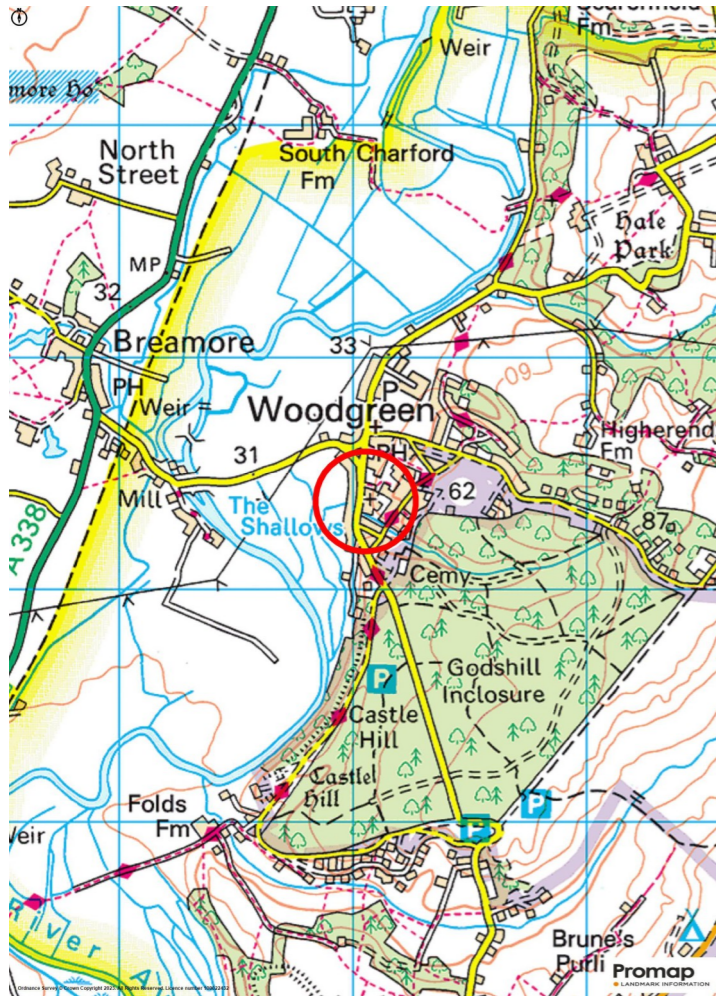


**Rosemary Cottage, High Street, Woodgreen, Fordingbridge SP6 2AU**



**A charming and well-presented detached character cottage dating from the 18th century located in the heart of this popular New Forest village.**

Porch, hall, sitting room with wood burning stove, dining room, snug, kitchen/breakfast room, utility room, cloakroom/WC. Principle bedroom with en-suite bathroom/WC, 3 further bedrooms and family bathroom/WC. Attractive cottage style garden. Parking. Double garage and workshop. Double glazing. Air source heat pump. No forward chain. EPC band E

**Price Guide: £850,000 Freehold**

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH  
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**Outgoings:** Council tax band: F Amount payable : 2023/24: £2,927.15

**Services:** Mains water and electricity. Private drainage.

**Location:** The property enjoys a central location within the popular and thriving new forest village of Woodgreen.

**To locate:** From our office in Fordingbridge, proceed in the direction of Salisbury. After approximately 3 miles, when reaching the village of Breamore, turn right and proceed to Woodgreen. On entering the village turn right into the High Street where Rosemary Cottage will be found after a short distance on the left hand side.

The sought after New Forest village of Woodgreen, located within the Western Escarpment Conservation Area, has a community run post office/general stores, a public house, village hall and parish church. Easy access to thousands of acres of the heath and woodlands of the New Forest, ideal for the outdoor enthusiast.

Nearby Fordingbridge offers further facilities with a range of independent shops and eateries, a building society, public library, medical centre and churches of various denominations. There are primary schools in the neighbouring villages of Breamore & Hale which fall within the catchment area for the Burgate Secondary School & Sixth Form Centre in Fordingbridge. The area is convenient for access to a number of important centres with Salisbury some 9 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth approximately 20 miles to the south and the port of Southampton 18 miles distant. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3080.

Rosemary Cottage offers a wealth of charming and original features including exposed beams, stripped pine internal doors and fireplaces. Dating from the 18th century the property has been extended in more recent times to create the well-balanced accommodation the property offers today. The property benefits from hardwood double glazed windows and central heating served by an air source heat pump.

**Entrance porch:** Door to;

**Hall:** Stairs to first floor with cupboard under. Tall radiator.

**Sitting room:** Exposed brick fireplace with fitted wood burning stove. 2 radiators. French doors to patio and garden.

**Dining room:** Cast fireplace with timber surround. Radiator.

**Snug:** Cast fireplace with tiled hearth. Alcove shelving. Radiator.

**Kitchen/breakfast room:** Fitted with a range of base cupboards, tall cupboards, drawers and wall units. Granite work surfaces. Inset ceramic sink. Integrated double electric ovens, fridge, dishwasher and electric hob with extractor over. Peninsular breakfast bar. Door to;

**Utility room:** Fitted with a range of base and wall cupboards. Laminate work surface. Stainless steel sink. Door to garden. Wall mounted boiler.

**Stairs to first floor landing:** Loft access. Radiator. Linen cupboard with hot water cylinder and shelving.

**Bedroom 1:** Built-in wardrobes. Cast fireplace. Radiator.

**En-suite:** Panelled bath with mains shower over. Pedestal washbasin. WC. Radiator.

**Bedroom 2:** Built-in wardrobes. Radiator.

**Bedroom 3:** Built -in wardrobes. Radiator.

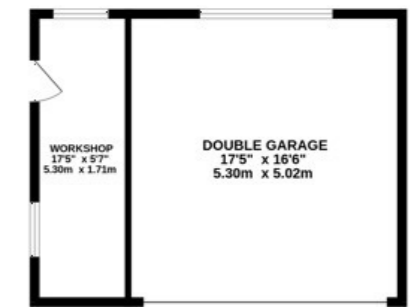
**Bedroom 4:** Built-in wardrobes. Radiator.

**Family bathroom:** Panelled bath with shower over. Pedestal washbasin. WC. Radiator.

**Outside:** The property is approached through an attractive cottage style front garden enclosed by estate style railings. A private driveway gives access to the brick built double garage with electric roller door and workshop. The enclosed south facing rear garden has a large patio area with steps leading to a lawn bounded by established planting and hedging. Garden shed.



**GROUND FLOOR**  
1213 sq.ft. (112.7 sq.m.) approx.



**1ST FLOOR**  
722 sq.ft. (67.1 sq.m.) approx.

