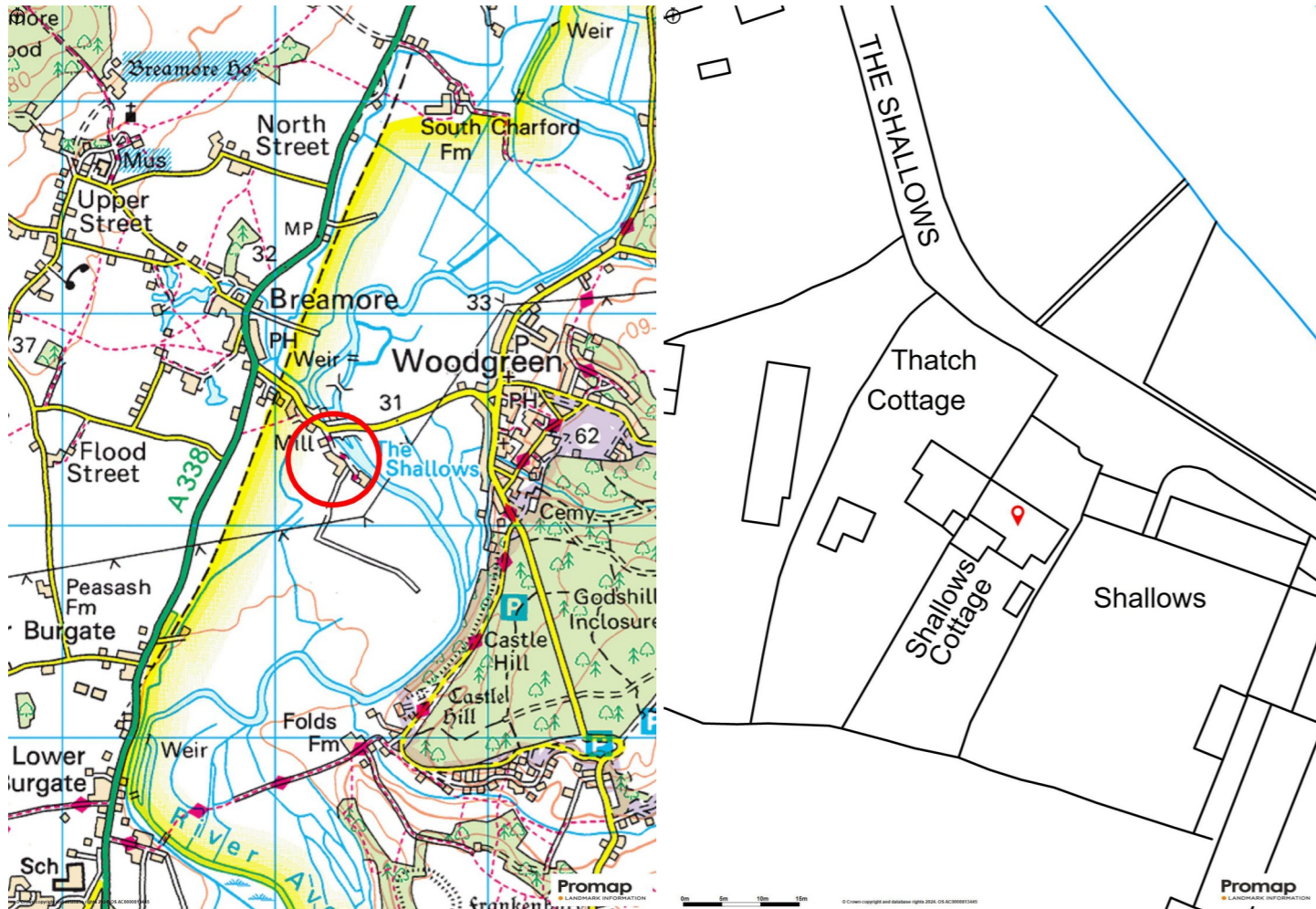


Shallows Cottage, The Shallows, Breamore, Fordingbridge SP6 2AG



A delightful and characterful 17th century country cottage in an enviable location close to the river Avon, the new forest and Breamore downs.

Porch, sitting room with inglenook fireplace (wood burning stove fitted), sunroom, kitchen/breakfast room, rear porch, bathroom, cloakroom/WC ground floor bedroom and 2 first floor bedrooms. Attractive cottage style garden. Parking. Partially double glazed. Electric heating. No forward chain. EPC band E.

Price Guide: £475,000 Freehold

Viewing : Strictly by prior appointment through above sole agents.

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Outgoings: Council tax band: D Amount payable : 2023/24: £2016.33

Services: Mains water and electricity. Private drainage.

Agents note: This property has a flying freehold over a small portion of the sitting room. Please ask agent for more details.

Location: The property enjoys a quiet, rural location backing on to open farmland and with the river Avon at the front of the property.

To locate: From our office in Fordingbridge, proceed towards Salisbury on the A338. After approximately 3 miles, when reaching the village of Breamore, turn right towards Woodgreen. Before the bridge, turn right and the cottage will be found after approximately 100m on the right hand side.

Located between the villages of Breamore and Woodgreen, both villages having excellent and well-supported village pubs, village halls and churches with an excellent community run post office/general stores in Woodgreen. Easy access to thousands of acres of the heath and woodlands of the New Forest and downland countryside to the west of Breamore, 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 is a primary school in the village of Breamore which falls within the catchment area for the Burgate Secondary School & Sixth Form 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.

Shallows Cottage, which we believe dates from the 17th Century, is of part timbered and brick construction with a thatched and wired roof, this has been renewed in 2022. The attractive and interesting property retains many of its original period features and offers scope to update if desired.

Enclosed entrance porch with timber door to:

Sitting room: Impressive inglenook fireplace with wood burning stove. Parquet flooring. Electric heater. Stairs to first floor.

Garden room: Upvc windows. Ceramic tiled floor. French doors to patio and garden. Electric heater.

Kitchen/breakfast room: Fitted with a range of base cupboards and drawers. Broom cupboard. Integrated electric oven and dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Electric heater.

Lobby: Electric heater. French doors to garden.

Bedroom 3: Exposed brick and timber wall. Electric heater.

Bathroom: Panelled bath with mains shower over. Pedestal washbasin. Heated towel rail.

Cloakroom: WC. Washbasin.

Stairs from sitting room to first floor landing with shelving and access to roof space.

Bedroom 1: Electric heater. Linen cupboard with lagged hot water cylinder.

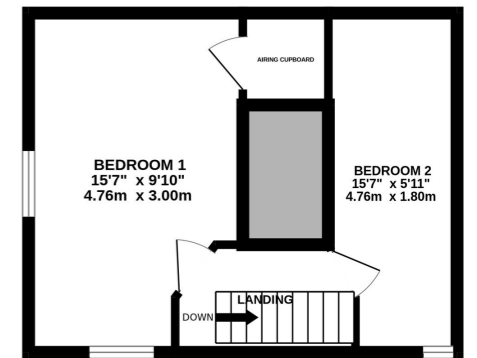
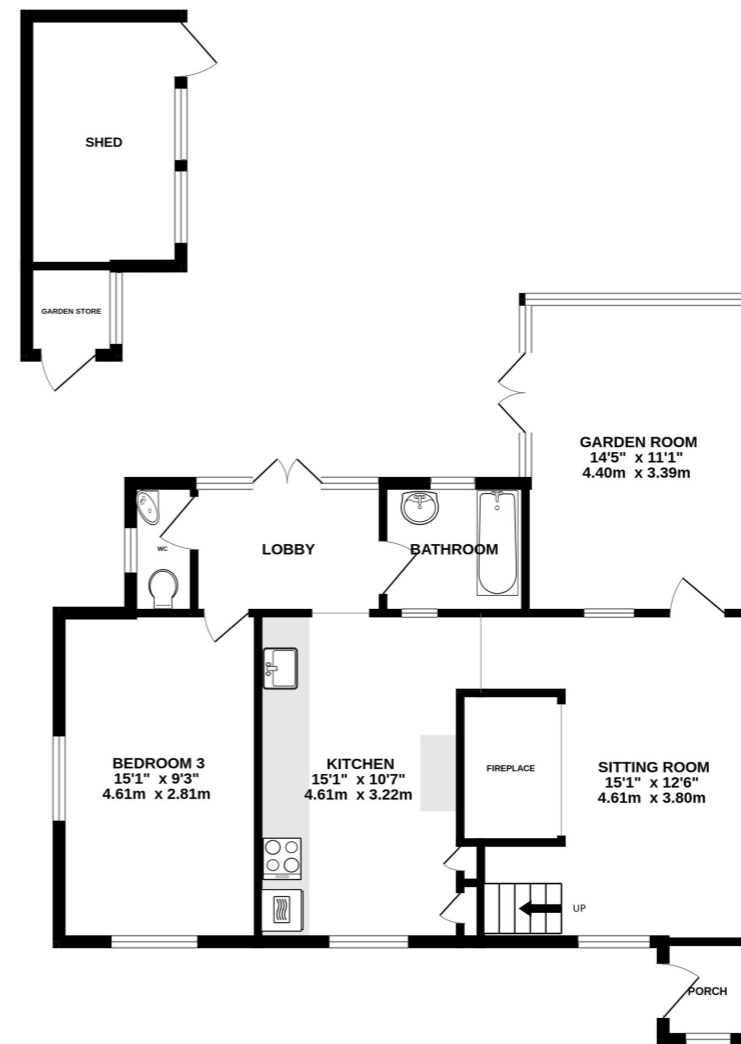
Bedroom 2: Electric heater. Built-in shelving.

Outside: To the front of the cottage there is parking for 3 cars with a picket gate leading to the front garden which is laid mainly to lawn with mature hedging and attractive cottage style planted borders. Side access leads to the attractive rear garden which has deep herbaceous borders, a generous shed, wood shed and greenhouse.



GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.

1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



SHALLOWS COTTAGE, BREAMORE

TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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