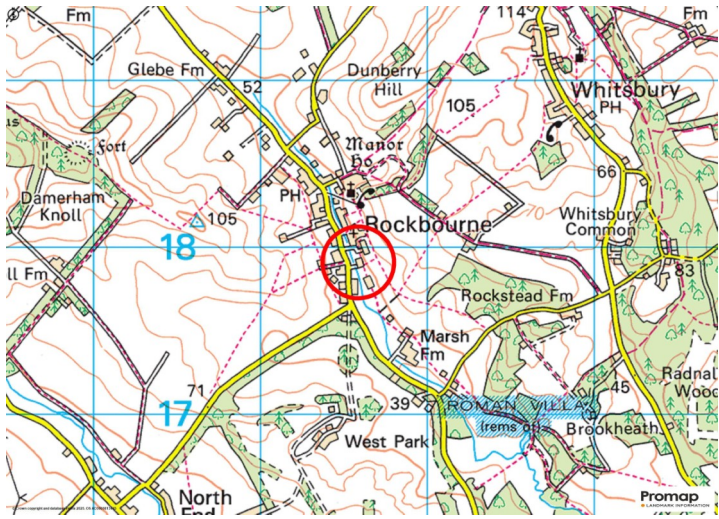


Adw03414/03/2025

Garden Cottage, 3 The Terrace, Rockbourne, Fordingbridge, Hampshire SP6 3NE



A charming mid-terrace cottage quietly located within a popular village.

Hall, cloakroom/WC, sitting room with open fire, kitchen, dining room, 2 double bedrooms and bathroom/WC. Partial Upvc double glazing. Attractive garden—approx. 0.4 acres. Parking. EPC band C. No forward chain.

Guide Price: £425,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax band: C Amount payable 2024/25: £1924.93

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Location: Quietly located within the popular downland village of Rockbourne.

To Locate: From our office in Fordingbridge proceed through the High Street which turns into Shaftesbury Street. Continue through the village of Sandleheath, turning right at the crossroads toward Rockbourne, on entering the village turn right into a into a track leading to The Terrace.
The picturesque village of Rockbourne has a parish church, public house and primary school (Western Downland) which is a feeder school to the Burgate Secondary School & Sixth Form in Fordingbridge. Nearby Sandleheath has a general stores and there is further shopping available in nearby Fordingbridge where there are a number of independent shops and eateries, a supermarket, a building society, public library, medical centre and churches of various denominations. The area is particularly convenient for access to a number of important centres with Salisbury some 10 miles, Ringwood 9 miles, and Jct 1 of the M27 at Cadnam approximately 12 miles via the B3078. Southampton and Bournemouth are some 21 and 20 miles respectively.

Garden Cottage is a charming, well-maintained mid-terraced cottage of cob construction under a slate roof, sitting in a generous, attractive garden approaching 0.4 acres and adjoining Sweatford Water to the front boundary.

Storm porch and stable door to:

Hall: Under stairs cupboard. Radiator. Stairs to first floor.

Cloakroom: WC. Washbasin. Radiator.

Sitting room: Brick fireplace (open fire). Built-in alcove storage and shelving. Radiator.

Kitchen: Fitted with a range of base cupboards and drawers. Space for Fridge/freezer. Spaces for cooker, slim line dishwasher and washing machine. Cupboard housing oil fired boiler. Door to garden:

Dining room: Radiator.

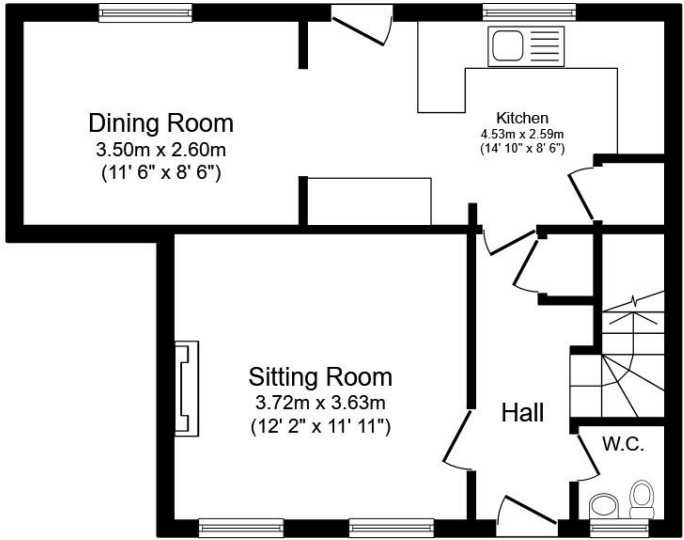
Stairs from hall to first floor landing: Airing cupboard with lagged hot water cylinder and shelves.

Bedroom 1: Fitted wardrobes. Radiator.

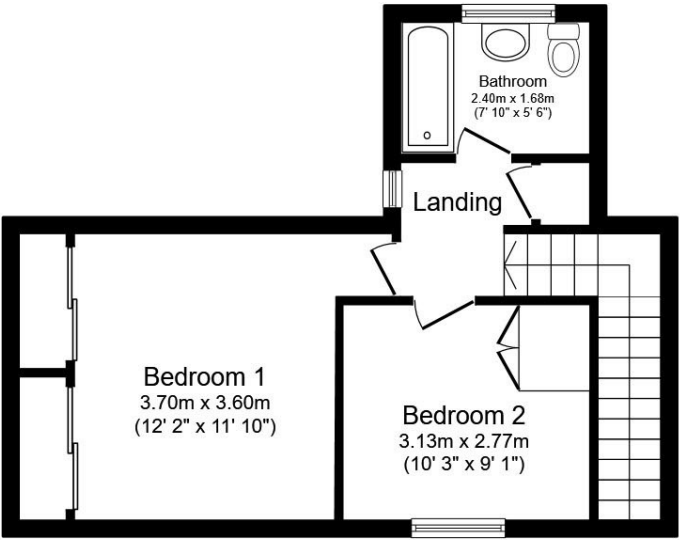
Bedroom 2: Fitted wardrobe. Radiator.

Bathroom: Panelled bath with power shower fitted. Pedestal washbasin. WC. Heated towel rail.

Outside: The front garden gently slopes to meet Sweatford Water at the front boundary, a Bourne which runs through the village. Laid mainly to lawn and with steps leading to the front door of the cottage. A newly installed oil tank is located to the front of property.
The rear garden is divided into an enclosed garden with patio area adjoining the cottage, a gate leads to a gently sloping lawned area, where there a 2 sheds and a summerhouse. This area is currently unfenced and the adjoining garden is owned by a neighbouring property.



Ground Floor
Floor area 44.3 m² (476 sq.ft.)



First Floor
Floor area 35.9 m² (387 sq.ft.)

TOTAL: 80.2 m² (863 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io