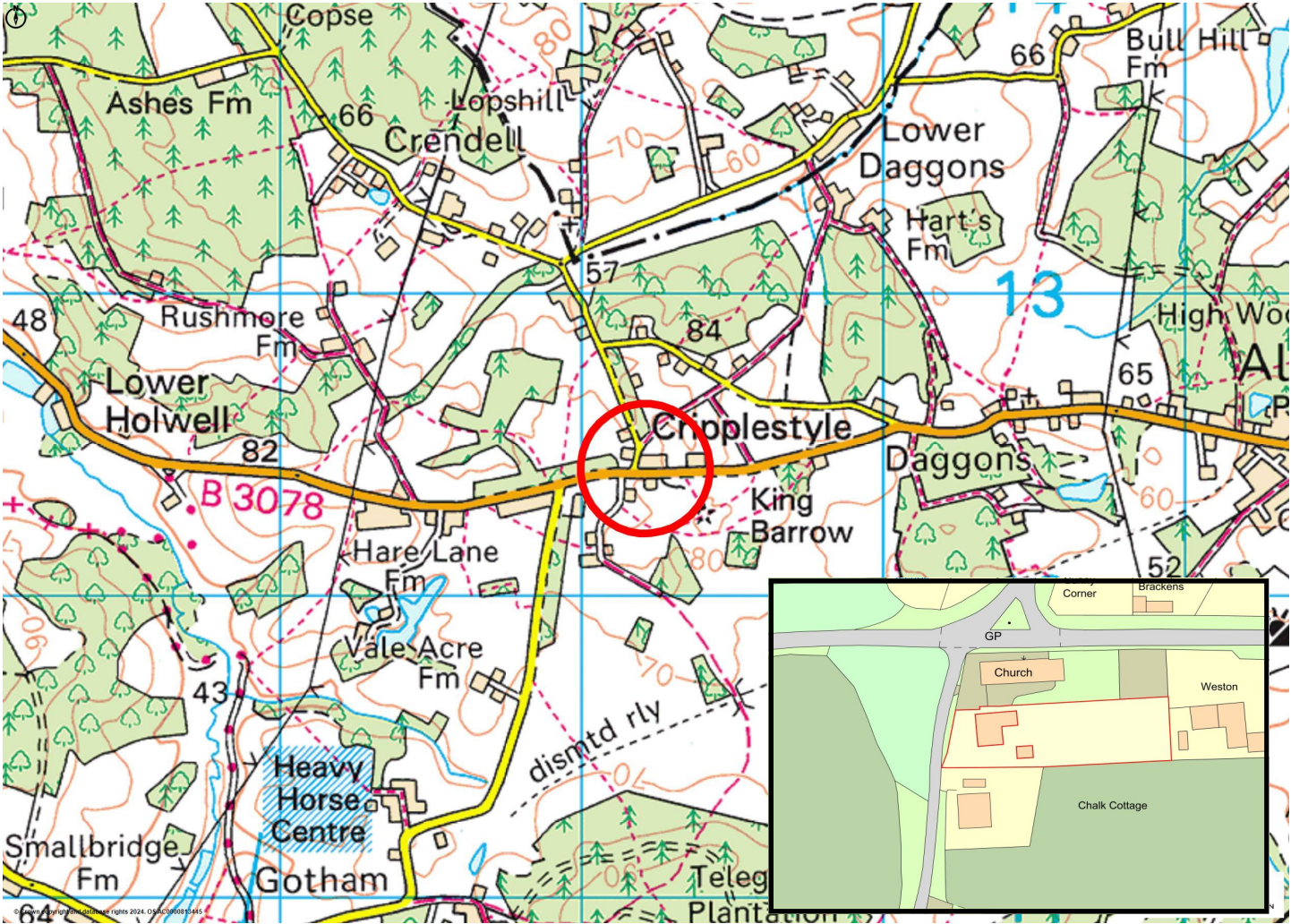


Maimorne House, Cripplestyle, Fordingbridge SP6 3DU



A tastefully presented, elegant Victorian house with established and complementary gardens of approximately 0.4 acres, located in a semi-rural position on the Hampshire/Dorset border.

Hall, kitchen/living/dining room, sitting room, study, utility room, cloakroom/WC, 4 double bedrooms, family and ensuite bathrooms. Garage and carport. Generous gravel driveway. Part Upvc double glazing. Attractive garden of 0.4 acres. Oil fired central heating. EPC band E. No forward chain.

Guide Price: £850,000 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: F Amount payable 2025/26: £3727.90

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

To Locate: From Fordingbridge proceed on the B3078 in the direction of Cranborne passing through Alderholt (3 miles) en-route. After a further 1.5 miles or so when reaching Cripplestytle, turn left at the crossroad and Maimorne House will be found on your left hand side.

Location: Cripplestytle is a small hamlet between the villages of Alderholt and Cranborne and is convenient for access to Fordingbridge, Ringwood, Verwood, Bournemouth & Salisbury, where there is a main line rail station to London Waterloo, and also links to the M27 & M3 at Cadnam (12 miles). The surrounding area provides riding, cycling and walking opportunities being interlaced with foot and bridle paths. Nearby Ringwood Forest, Cranborne Chase and the New Forest National Park offer further choices for the outdoor enthusiast within a short drive. Local amenities can be found at nearby Alderholt and Cranborne where both villages have village shops, public houses & Parish Churches. Verwood has an excellent range of local shops, a large supermarket and leisure facilities and Fordingbridge provides a range of independent shops and eateries. St James First School is located in Alderholt with Middle and upper schooling is available at Cranborne and Wimborne. There are a number of private schools within easy reach of the property.

Maimorne House, formally named The Manse, is a handsome Victorian house built, according to the datestone, in 1887. Standing in thoughtfully designed garden grounds of approximately 0.4 acres including central feature ponds and a kitchen garden area. The property has been extended and altered over the years to create todays spacious, well-arranged, accommodation that works well for modern family living while offering scope to reconfigure if desired. Many of the original features remain including Victorian cast iron bedroom fireplaces and open fires in both reception rooms. The property is heated by oil fired central heating (radiators) and has partial Upvc double glazing.

Entrance Hall: Stairs to first floor.

Sitting room: Accessed through glazed French doors. Exposed floorboards. Fireplace with wood burning stove. Alcove shelving and storage. French doors to patio and garden.

Living/kitchen/dining room: Living area with exposed floorboards, fireplace with open fire, alcove shelving and is open to the kitchen dining room where a terracotta floor runs throughout. Hand-built shaker style kitchen units, including an island with a single oven, 2 burner electric hob and vegetable preparation sink, granite work surfaces. Oil fired AGA. Butlers sink. Space and plumbing for dishwasher. French doors to patio and garden.

Study: Understairs storage cupboard.

Utility room: Work surface with storage under and space for a tall fridge/freezer.

Cloakroom: WC. Space and plumbing for washing machine.

Stairs from hall to first floor landing: Loft access.

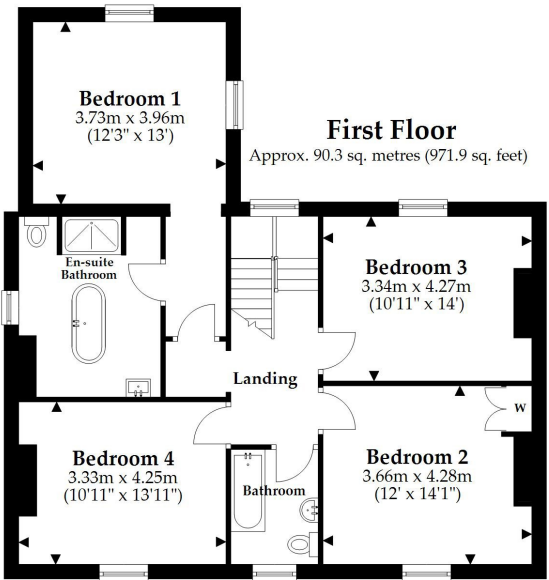
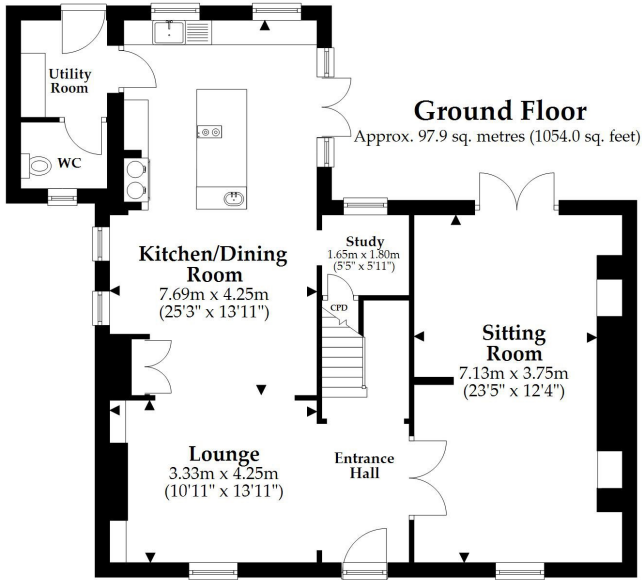
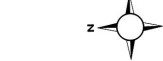
Bedroom 1: Double aspect with views over the garden.
En-suite bathroom: Free-standing bath. Shower enclosure with mains shower fitted. Pedestal washbasin. WC.

Bedroom 2: Victorian style fireplace.

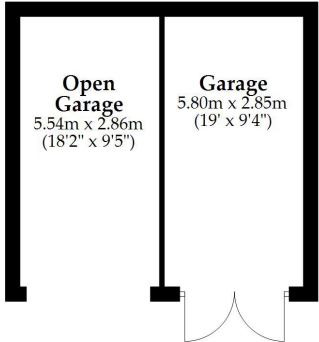
Bedroom 3: Victorian style fireplace. Fitted wardrobes.

Bedroom 4: Victorian style fireplace. Hot water cylinder.

Family bathroom: Panelled bath. Pedestal washbasin. WC.



Outbuilding
Approx. 32.9 sq. metres (354.4 sq. feet)



Total area: approx. 221.1 sq. metres (2380.3 sq. feet)
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

