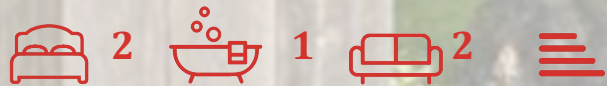




Rockbourne Fordingbridge, SP6 3NL



Guide Price
£615,000 Freehold



Rockbourne Fordingbridge, SP6
3NI

- Detached Cottage
- Downstairs WC
- Grade II Listed Property
- Character Features
- Separate Utility Room
- Driveway
- Three Bedrooms
- Walk In Dressing Room
- Rural Location
- Two Reception Rooms





Cruck Cottage, named after its Cruck Frame construction is believed to date back over 600 years and offers a wealth of character, period features and living space. We have been advised that 'Smith Heritage Surveyors', believe this home to be of sound construction, and a small report is available upon request to potential purchasers upon viewing of this delightful property.

The downstairs accommodation consists of a front aspect kitchen in a traditional farmhouse style. The entrance hall takes you through to the incredibly spacious living area, with beautiful exposed beams and an open fireplace and new wood burner. Completing the downstairs accommodation is a separate utility room connecting to the third bedroom/office with a nice aspect



over the rear garden.

Stairs from the rear of the living room ascend to the upstairs accommodation, which consists of two double bedrooms, one of which benefitting from rear aspect double glazed windows with exposed Cruck beams, a family bathroom offering a stand alone bath tub, wall mounted heated towel rail, hand basin, and a large double shower. Making your way toward the main bedroom with a front aspect, and vaulted ceiling, you pass a storage room which could also be converted to a dressing room.

External grounds:

The rear garden has been landscaped and is complimented with stone paving, perfect for social gatherings or a BBQ area. Steps raise up to a lawned area of garden with shrubbery and flower beds. At the foot of the garden is a gravelled parking area suitable for approximately 6 vehicles. Completing the outside space is a greenhouse, garden shed, and a newly constructed shed/workshop.



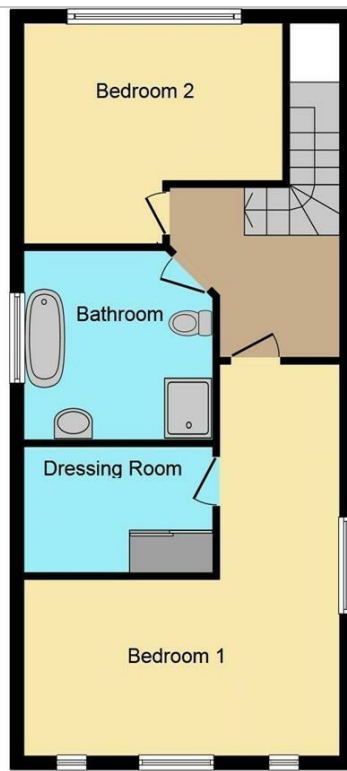
Situation:

Rockbourne village is highly desirable and is located within the New Forest District and is in a commutable distance to Salisbury, Ringwood, Fordingbridge, Bournemouth, and Blandford Forum.

This wonderful, traditional property offers both space and character and would make a fantastic home for the next suitors



Ground Floor



First Floor

Living/ Dining Room
22'11" x 16'5" (7m x 5.01m)

Office
11'9" x 7'6" (3.6m x 2.3m)

Utility Room
7'2" x 6'10" (2.2m x 2.1m)

Kitchen
16'8" x 7'10" (5.1m x 2.4m)

Hall

WC

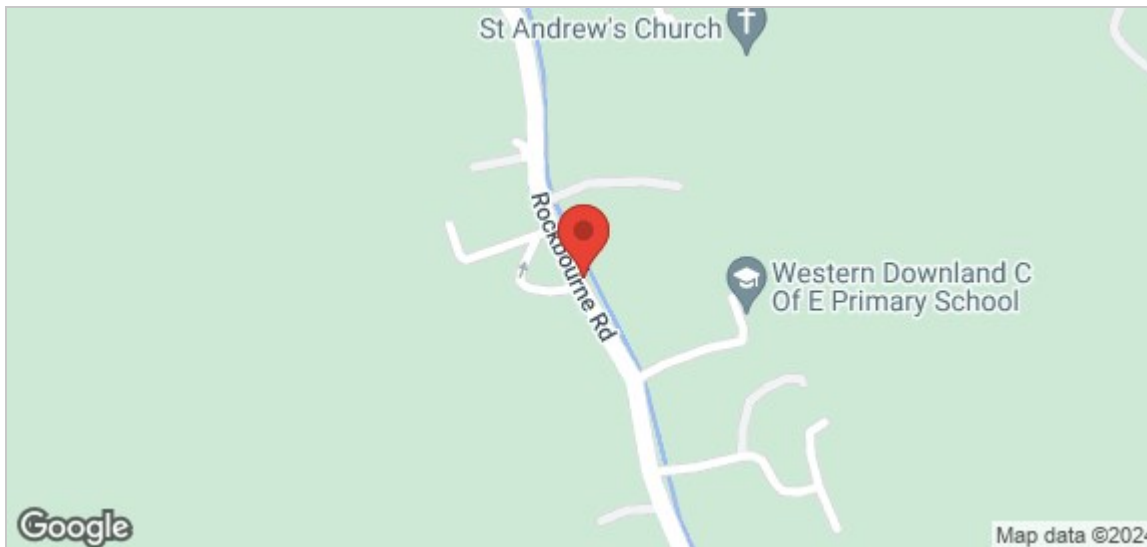
Bedroom 1
14'9" max x 9'2" max (4.5m max x 2.8m max)

Bedroom 2
13'1" x 11'5" (4m x 3.5m)

Bathroom
9'10" x 9'10" (3m x 3m)

Dressing Room
9'10" x 6'6" (3m x 2m)

Landing



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	