



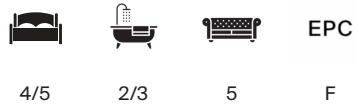
FIG TREE COTTAGE, BLENDWORTH

Hampshire, PO8



FIG TREE COTTAGE, BLENDWORTH

A characterful Grade II listed Detached Cottage, set within 5.8 acres with Equestrian facilities, overlooking countryside views of The South Down National Park.



Local Authority: East Hampshire District Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,300,000



TITLE SPREAD OVER 2 LINES

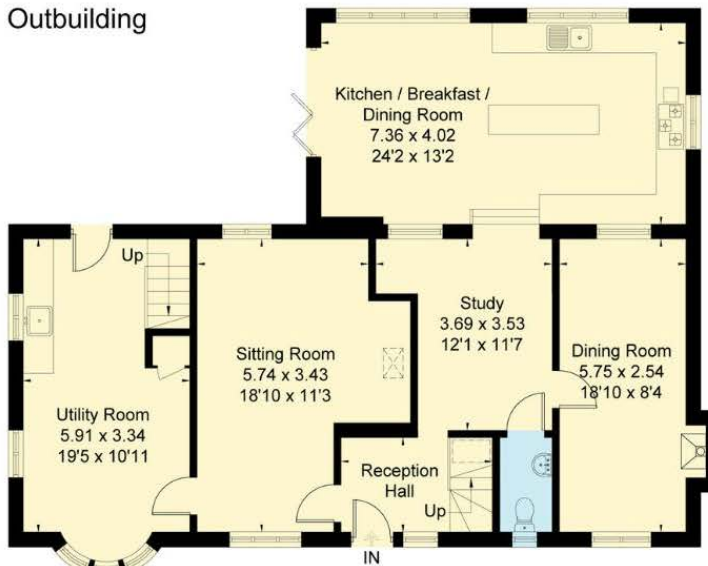
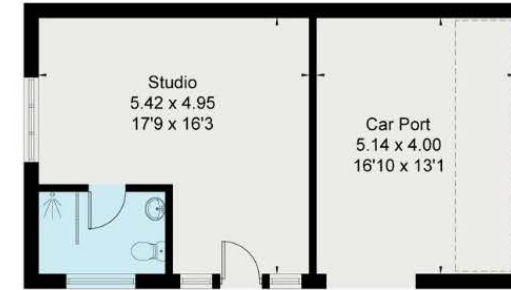
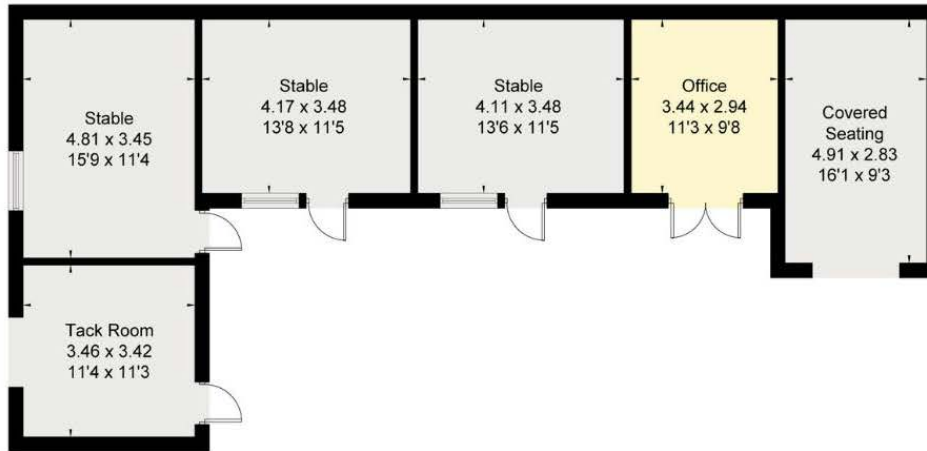
Upon entering the cottage, a welcoming reception hall leads into the sitting room with a fireplace. A door leads into the large utility room, with garden access and the second staircase to the first floor. From the reception hall, a doorway leads into the study, giving access to the cloakroom and dining room. The study leads into the impressive triple-aspect kitchen/family room, featuring a vaulted beamed ceiling, a central island, a full range of built-in appliances, and bi-fold doors leading out to the garden terrace. The staircase in the reception hall leads to two double bedrooms, a large family bathroom and a further room currently used as a dressing room with a door through to the second landing, which features the principal bedroom and a family bathroom. Fig Tree Cottage is approached through a five-bar timber gate, leading into an extensive driveway. A detached carport, with an adjoining Annexe studio comprising a bedroom with an en suite shower room. The cottage garden is approx. 0.58 acres is well stocked with flower beds, a greenhouse and a vegetable garden. At the rear of the cottage, there is a paved terrace that leads to the adjoining Equestrian facilities, in approximately 5.22 acres, including separate power and water, independent access from Boyes Lane, three adjoining paddocks with a stable block incorporating 3 stables, a tack room, an office and a covered seating area.

SERVICES: Mains electricity, gas, water and private drainage.

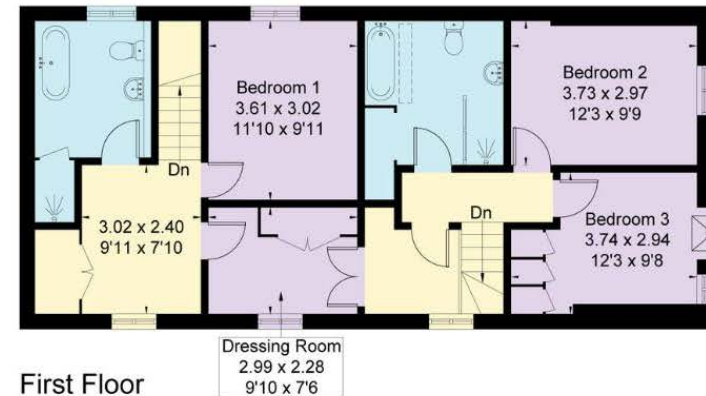




Approximate Floor Area = 191.2 sq m / 2058 sq ft
 Outbuilding = 85.3 sq m / 918 sq ft
 Annexe = 49.6 sq m / 534 sq ft
 Total = 326.1 sq m / 3510 sq ft



☐ = Reduced head height below 1.5m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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