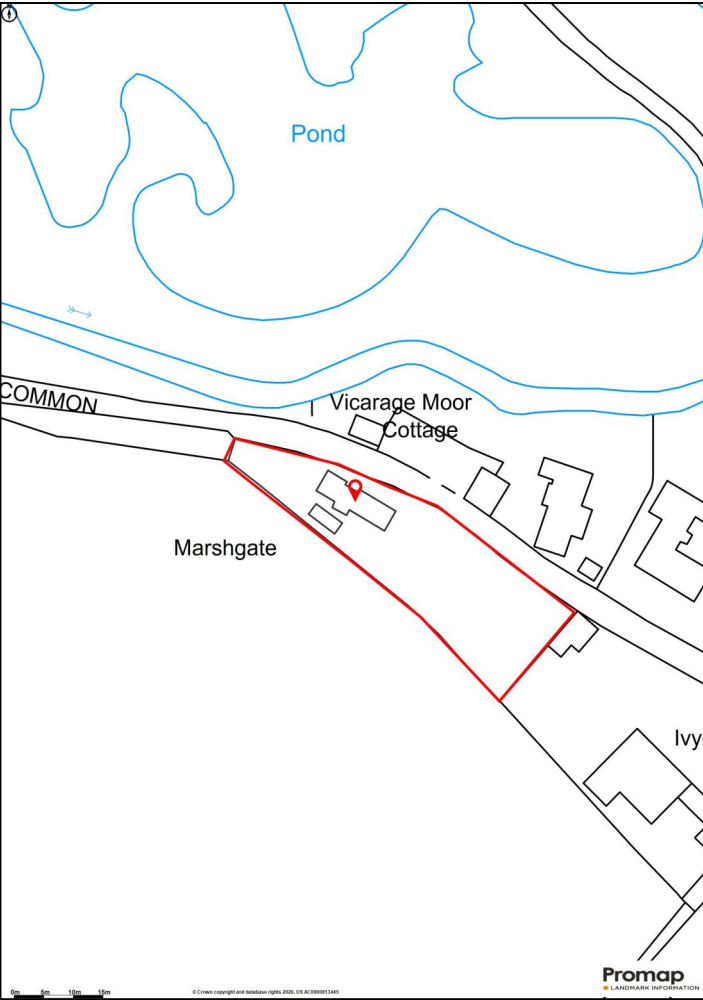
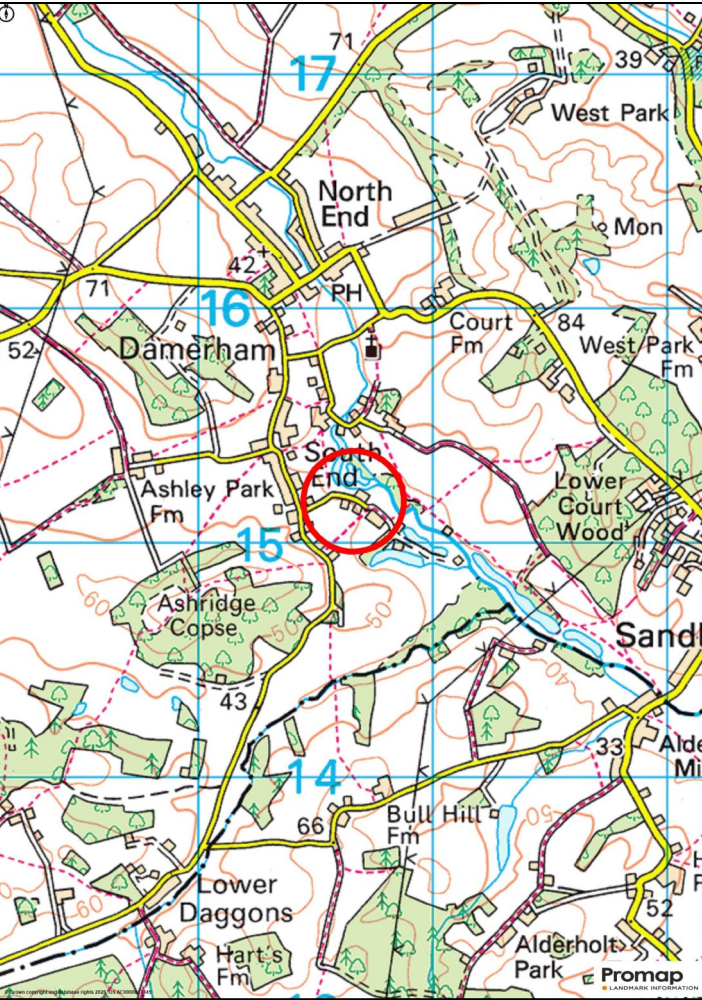


Ivydene, The Common, Damerham, Fordingbridge, Hampshire SP6 3HR



A light and airy, tastefully finished detached property enjoying a quiet rural location within the popular downland village of Damerham.

Hall, cloakroom/WC, sitting room, sitting room, bespoke hand-built kitchen, dining room, 3 bedrooms, large bath/shower room/WC. First floor hobbies room with en-suite shower room/WC. Self-contained annexe: Sitting room, kitchen, double bedroom, shower room/WC and garden. Oil fired central heating. UPVC double glazing. Large garden of approximately 0.3 acre with views over adjoining farmland. Home office/gym. Generous gravel driveway. EPC band E.

Guide Price: £635,000 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: E Amount payable 2026/27: £2853.68

Services: Mains water and electricity. Private drainage (septic tank). Oil fired central heating.

Agents notes: The property was re-thatched in 2013 with a new ridge late 2024 and a new boiler in 2025.

Location: The property enjoys a delightful location near the end of a no-through country lane and adjoining open arable farmland.

To locate: From our office in Fordingbridge turn into the High Street and continue following the road through the village of Sandleheath and after approximately 3 miles into Damerham. Passing the pub on your left hand side, proceed over the bridge taking the next turn left in to South End. Proceed for approximately half a mile before turning left into The Common where Iydene will be found on the right hand side towards the end of the lane.

The picturesque village is located within the Cranborne Chase national landscape and is well positioned for the outdoor enthusiast with many footpaths and bridleways crossing the surrounding countryside, the New Forest is located 7 miles to the east and the coast approximately 20 miles south. Damerham has a thriving community with a popular public house, parish church, modern and well used village hall, garage and an excellent school, Western Downland Infants with the junior section, a feeder school to Burgate, in the neighbouring village of Rockbourne.

Fordingbridge (approx. 4 miles) offers good day-to-day facilities including a variety of independent shops and eateries, a building society, public library and churches of various denominations along with a medical centre and the active Avonway community centre which are both located close to the central car park.

The interesting and unusual part timber, part conventionally constructed property has been extended and improved by the current owners who have created a stunning individual home with light and airy living accommodation complemented by a wrap around hardwood deck which creates a flow between the inside and outside living spaces. Finished to a high stand throughout with oak or limestone flooring on the ground floor, under floor heating in the areas with limestone floors, a stunning hand-built kitchen and lantern roofs creating a lovely light, airy home. Iydene offers flexible accommodation with the bonus of a one-bedroom self contained annexe which could provide and income or house a relative. The well–arranged and presented accommodation is as follows:

Hall: Oak floor. Radiator.

Bedroom 1: Oak floor. Built-in wardrobes. Pedestal washbasin. Radiator.

Bedroom 2: Oak floor. Built-in wardrobes. Radiator.

Large family bathroom: Walk-in shower enclosure. Double vanity basins. Over-sized Jacuzzi bath. WC. Heated towel rail and separate radiator. Limestone floor with under floor heating.

Cloakroom/WC: Vanity hand basin. WC. Limestone floor. Sitting room: Oak floor. 2 radiators. Open fire with painted brick chimney and marble tiled hearth. Open to:

Sitting room: Oak floor. 2 lantern roof lights and 3 sets of French doors create a delightful light room leading to the hardwood deck. Built-in study area. Corner feature fire-place.

Bedroom 3: Oak floor. Radiator. Kitchen/dining room: A hand-built kitchen with shaker style units including base cupboards and drawers. Tall storage cupboards. Solid oak work surfaces including a drop-down breakfast bar. Double ceramic sink. Space for electric range cooker with extractor

From the hall: Paddle stairs leading to:

Hobbies room: (Currently used as a bedroom) Under eaves storage. Velux windows. **En-suite** with fitted shower cubicle. WC. Vanity washbasin.

Self contained annexe: Door from driveway to:

Sitting room: Oak floor. Radiator.

Kitchen area: Base and wall cupboards. Space and plumbing for washing machine. Space for fridge. Stainless steel sink. Beech work surface. Shower room: Shower enclosure with glazed screen. Vanity washbasin. WC. Oak floor. Radiator. **Bedroom:** Oak floor. Radiator. Door to garden.

Outside: The property is approached from The Common through electric timber gates leading to a generous gravel driveway providing parking for several vehicles. The garden is laid mainly to lawn and enclosed predominately by mature hedging. There is a hardwood deck which wraps around 3 sides of the property, perfect for alfresco living. There is a useful timber constructed **home office/gym**, various useful sheds and storage areas. The property enjoys delightful views over the adjoining farm land.

