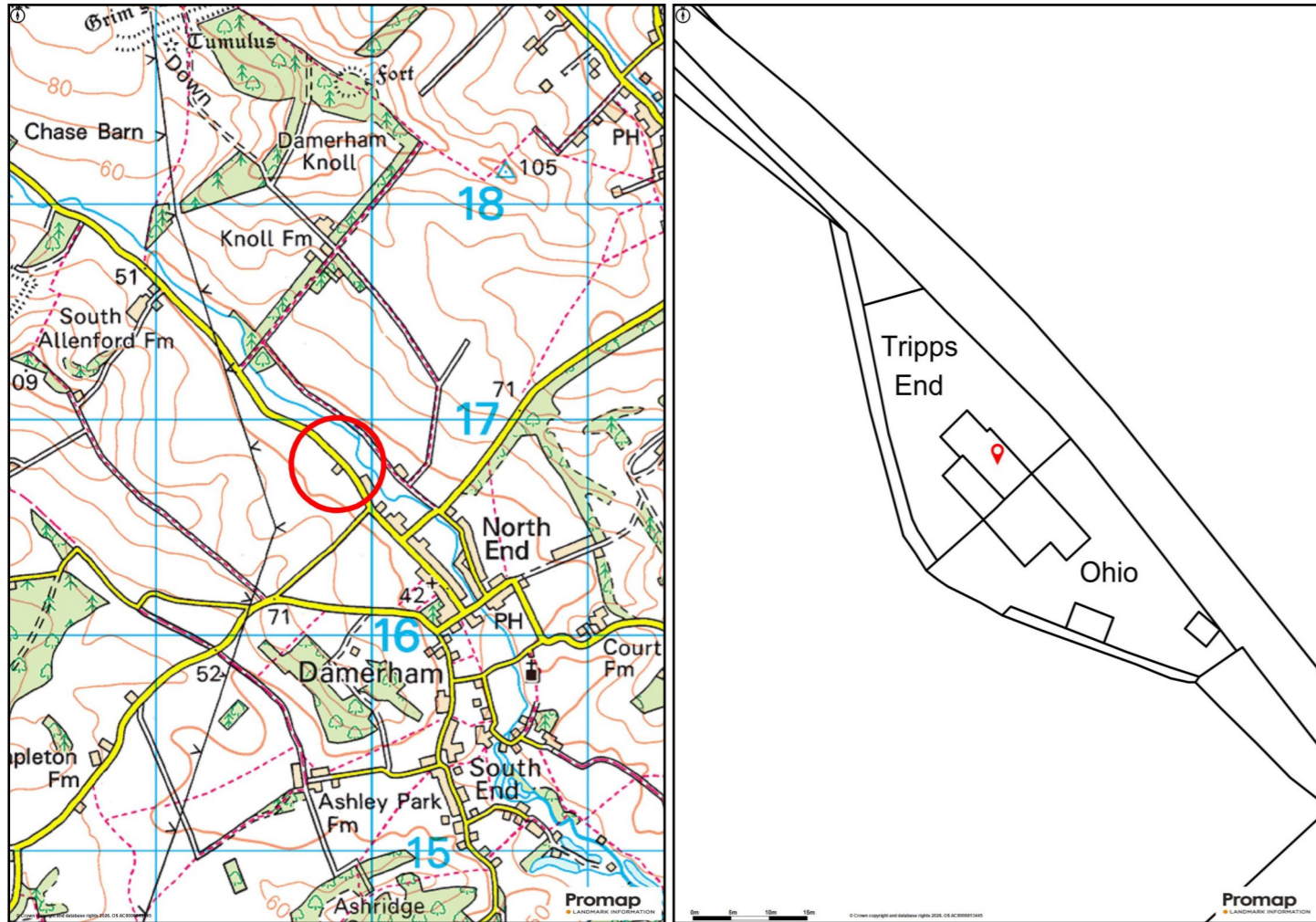


Tripps End, North End, Damerham, Fordingbridge, Hampshire SP6 3HA



A charming semi-detached cottage with delightful rural views on the edge of the popular downland village of Damerham.

Sitting room with wood burning stove, dining room, kitchen, conservatory, bathroom/WC, 3 bedrooms. Cottage style garden and parking. Double glazing. Gas (LPG) central heating. EPC band F.

Guide Price: £475,000 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: D Council Tax: Band D 2026/27 £2334.83

Agents note: The neighbouring property has a pedestrian right of access over the front path to the front of their property (their vehicular access is via a private driveway on the far side of the adjoining cottage).

Services: Mains water and electricity. LPG gas central heating. Private drainage (Septic tank).

Location: The property is located on the edge of the popular and active village of Damerham with far reaching rural views.

To locate: From Fordingbridge, proceed towards Damerham, passing through the village of Sandleheath en route. Take the second turning right past the Compasses Inn when reaching Damerham and to the edge of the village where the property will be found on the left hand side.

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.

Tripps End comprises a former farm workers cottage that has been extended over the years, with well-arranged and characterful accommodation set in a semi-rural location with a delightful cottage style garden.

Storm porch and Upvc door to:

Sitting room: Brick fireplace with wood burning stove fitted. Radiator.

Conservatory: Fitted with Pilkington sun reflecting glass roof. French doors to garden. 2 radiators.

Dining room: Currently used as a study. Cupboard housing gas fired boiler (LPG). Radiator. Door to garden.

Kitchen: Fitted with base cupboards, drawers and all units with laminate work surfaces. Spaces for range cooker, dishwasher and washing machine. Stainless steel sink. Heated towel rail. French doors to garden.

Bathroom: Panelled bath. Pedestal washbasin. WC. Walk-in shower enclosure with mains shower fitted.

Stairs to first floor landing: Access to insulated roof space.

Bedroom 1: Built-in wardrobes. Radiator.

Bedroom 2: Built-in single wardrobe. Radiator.

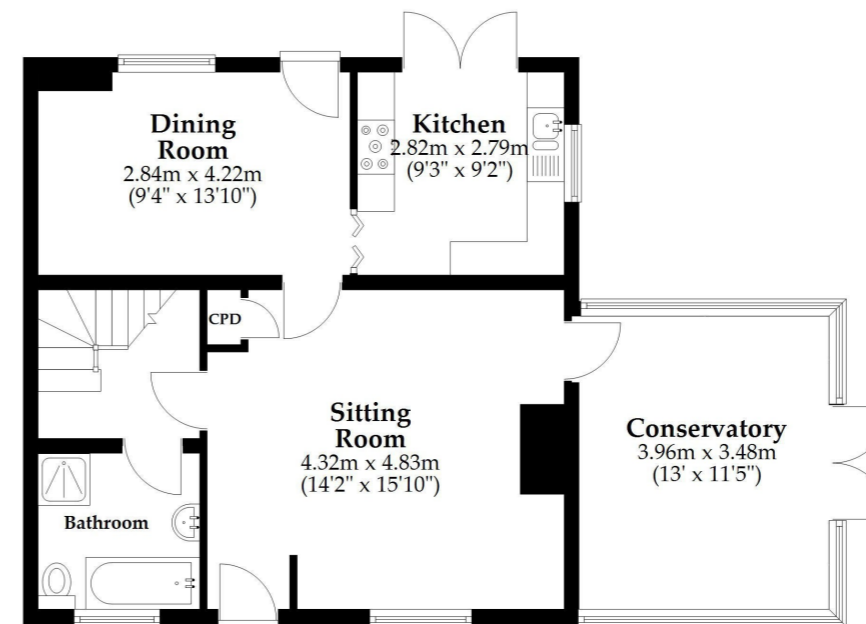
Bedroom 3: Radiator.



Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

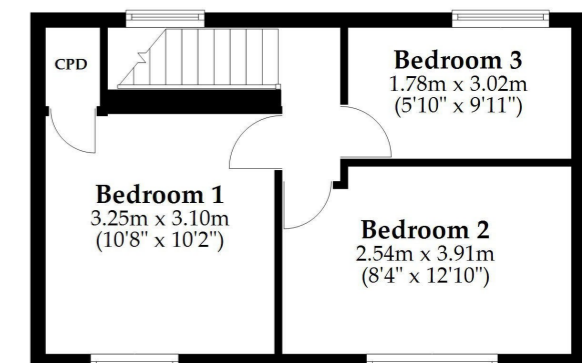
Ground Floor

Approx. 65.6 sq. metres (705.8 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Total area: approx. 97.6 sq. metres (1050.4 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

