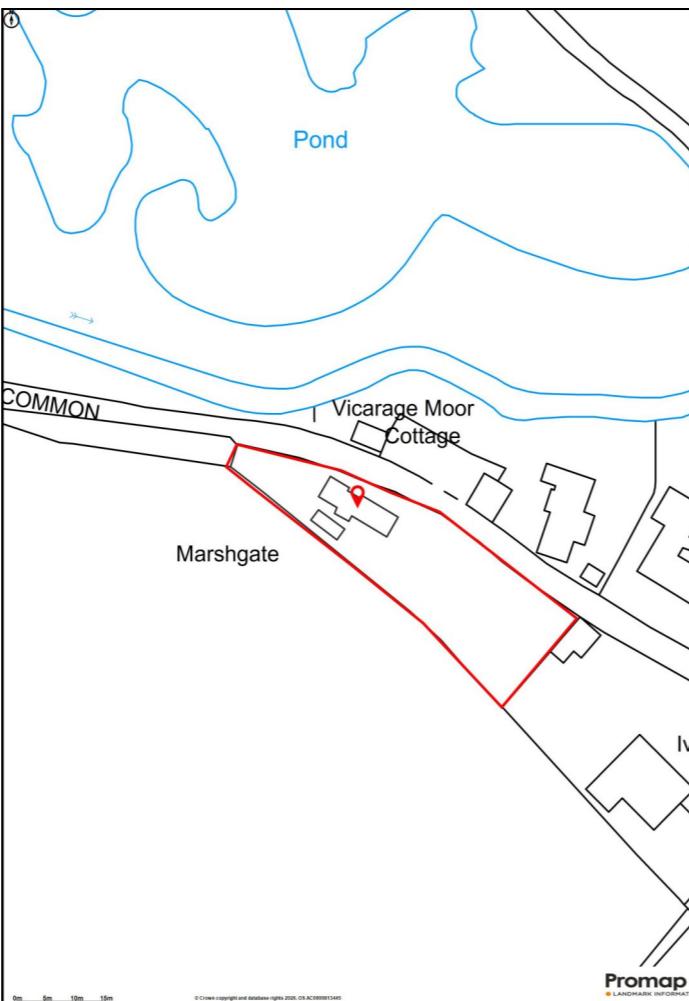
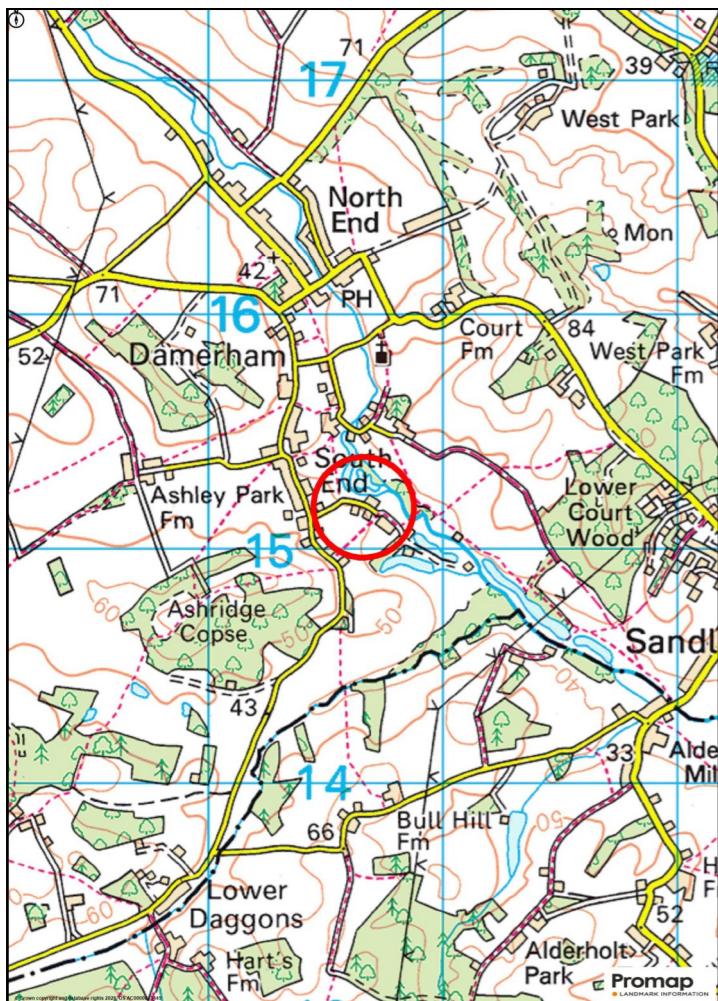


## Marsh Gate Cottage, The Common, Damerham, Fordingbridge, Hampshire SP6 3HR



A charming and tastefully presented thatched cottage located in a peaceful and secluded position within the popular village of Damerham.

Enclosed Porch, kitchen/dining room, sitting room with inglenook fireplace, office/studio with shower room/WC, 3 bedrooms and bathroom/WC. Oil fired central heating. Delightful cottage garden approaching 0.20 acre. Parking. EPC band D.

**Guide Price: £675,000 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](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://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 2025/26: £2721.34

**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 cottage enjoys a delightful location on a no-through country lane and adjoining open arable farm-land.

**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 Marsh Gate Cottage will be found on the right 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.

Marsh Gate Cottage has brick elevations under a thatched roof with origins from the 18th century and later additions and alterations, the cottage provides well-balanced and beautifully presented accommodation retaining original features including exposed timbers and beams, and an inglenook fireplace. Sitting in a delightful cottage style garden of approximately 0.20 acres the well arranged accommodation is as follows:

**Stable door to enclosed porch.**

**Kitchen/Dining room:** Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Ceramic sink. Space and plumbing for dishwasher and washing machine. Space for under counter fridge. Integrated electric oven and ceramic hob. Cupboard housing oil fired boiler. Under stairs cupboard. Radiator. Stairs to first floor.

**Sitting room:** Inglenook fireplace with fitted wood burning stove. Engineered oak flooring. Fitted shelving. 2 radiators.

**Study/studio:** Overlooking the garden and with a mezzanine floor/storage area with fitted ladder. Radiator.

**Shower room:** Shower enclosure with mains shower fitted. Vanity washbasin. WC. Heated towel rail and electric under floor heating.

**Stairs from kitchen to first floor landing:** Storage cupboards.

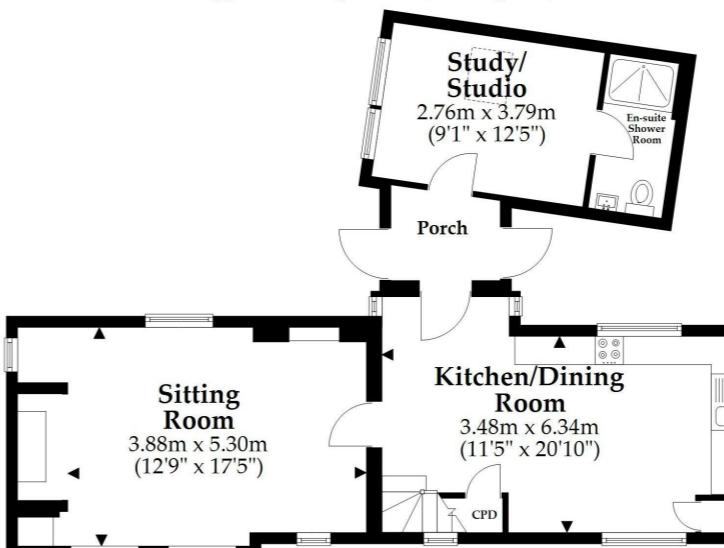
**Bedroom 1:** A double aspect room with exposed timbers. Radiator.

**Bedroom 2:** A triple aspect room. Radiator.



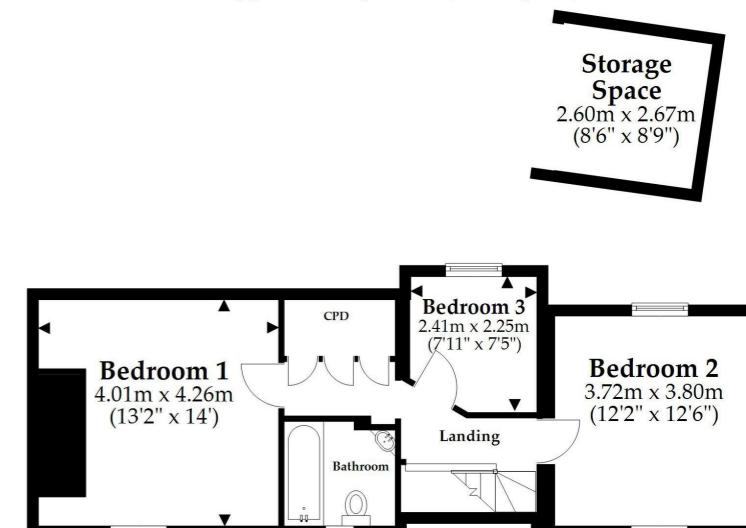
### Ground Floor

Approx. 66.3 sq. metres (713.8 sq. feet)



### First Floor

Approx. 55.5 sq. metres (597.8 sq. feet)



Total area: approx. 121.9 sq. metres (1311.6 sq. feet)

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