



EQUUS

Country & Equestrian



COOTE HOUSE



COOTE HOUSE, Drove End, Cranbourne Chase, Martin, Hampshire SP6 3JT

A large detached Country & Equestrian home offering well presented 6 bedrooms including 2 bedroom INTEGRAL ANNEXE with own access, in all totalling 3371sqft and being set in 3.5 acres (*TBV) of grounds with well organised stable yard (x4 loose boxes) and a range of well maintained outbuildings (workshop/feed room/tack room) offering potential for a variety of other uses.

The location of this versatile property will appeal to those with an extended family wanting to enjoy a country lifestyle with the benefit of close by local amenities being just 1 mile from the picturesque Downland village of Martin within the rolling countryside of the Cranborne Chase AONB close to Martin Down National Nature Reserve, an area of ancient chalk grassland where a network of paths and bridleways provide lovely walking and riding opportunities.

The character interior of the whole includes exposed brickwork, wall and ceiling beams, several feature fireplaces and timber/quarry tiled flooring to some rooms. Main House Accom: Ground Floor: Reception hall, spacious drawing room, separate dining room, family room, study, large kitchen and breakfast area with central island, separate utility room and downstairs shower room/wc. First Floor: 4 double bedrooms, 1 ensuite & family bathroom. The attached annexe includes; 2 first floor bedrooms (1-ensuite), with open plan downstairs laid out as a sitting room, dining area and kitchen plus downstairs separate bathroom/WC.

The property is approached from a private drive which leads to an expansive parking and turning area. The spacious gardens are mainly laid to lawn with a large raised sun terrace plus summer house and benefits from open views over your own pastureland / paddocks.

LOCATION & AREA AWARENESS

The property is accessed via formal drive with Electric remote control Gates and CCTV and is situated on the Hampshire/Wiltshire/Dorset borders in the small rural hamlet of Drove End approximately 1 mile from the centre of the picturesque Downland village of Martin, a conservation village within the rolling countryside of the Cranborne Chase Area of Outstanding Natural Beauty. Bordering the village to the South-West is Martin Down National Nature Reserve, an area of ancient chalk grassland where a network of paths and bridle ways provide lovely walking and riding opportunities.

Martin is home to a church, village hall, from which a local shop and nursery are run and a village club. Neighbouring Damerham has a primary school, garage and public house. The Avonside town of Fordingbridge (approx. 7 miles) has services to cater for most everyday recreational, shopping and health needs. Communications in the area are good and the A354 supplies convenient access to Blandford and Salisbury (rail station with direct services to London Waterloo) and beyond to Fordingbridge to the A338 and B3078 giving access to Bournemouth and Southampton respectively, with the latter linking with Junction 1 of the M27.

A wider variety of entertainment and cultural amenities can be found in the nearby Cathedral City of Salisbury which hosts a twice weekly market, a cinema, several theatres and a wide selection of restaurants and eateries. A further range of sporting activities in the area, include fishing on the River Avon and its tributaries, many high quality shoots, racing at Salisbury and golf at Rushmore golf club. The area is particularly sought after because of its excellent range of schools both state and private including:

Godolphin and Chafyn Grove in Salisbury and Sandroyd in Tolland Royal. Forres Sandle Manor, Sandroyd and Chafyn Grove prep schools, Bryanston and Godolphin School plus the South Wilts and Bishop's Wordsworth Grammar Schools.

ACCOMMODATION - refer to the floor plan

Key points - the original part of the house dates back to the 1800's when it was a Country Inn. The Annexe was converted from an old barn at some point and a later extension (the red brick single storey structure) added in the 1990's;

GROUND FLOOR - BOOT ROOM HALLWAY, STUDY & WC & SHOWER ROOM leading to the **KITCHEN** -this has an assortment of base and eye level units and a large central island, and a feature brick wall includes a recess for the AGA. On from the kitchen there is the **FAMILY ROOM** with wood burning stove and door to the **UTILITY ROOM** (secure tack room). Off the kitchen is the formal **DINING ROOM** which has a fireplace (currently blocked off).The original **HALLWAY** has the main front door and stairs to the first floor and a door to the main **DRAWING ROOM**; this has a fireplace with wood burning stove and doors out to the rear patio and garden.

FIRST FLOOR - 4 BEDROOMS one with an **EN SUITE** shower room with WC and wash hand basin/ built in wardrobes and additional Airing Cupboard. **FAMILY BATHROOM** with WC / wash hand basin / walk in **SHOWER** and full **BATH** and Airing Cupboard.. Additional three loft storage spaces in the main house and 1 in the Annexe.

ANNEXE ACCOMMODATION - refer to the floor plan

Accessed from a side door between the stables. Modernised and in good order with some exposed timbers painted black . **GROUND FLOOR - UTILITY ROOM** with plumbing for washing machine, WC and **BATH ROOM** leading to an open plan **SITTING ROOM** and **DINING AREA** and **KITCHENETTE**. A brick wall is between this room and the main house utility room. Stairs to the **FIRST FLOOR** with 2 **BEDROOMS** one with **EN SUITE** WC and **SHOWER** / wash hand basin.

EQUESTRIAN FACILITIES refer to the plans

MAIN YARD AREA WITH BRICK & BLOCK SURFACE - water and power to the stables and outbuildings. **STABLE BLOCK** - x2 loose boxes **PART BRICK & PART TIMBER CONSTRUCTION** under pitched slate roof.

STABLE BLOCK - x2 loose boxes **BRICK CONSTRUCTION** under pitched slate roof.

WORKSHOP / TACK ROOM / FEED STORE - spit into three on concrete base.

FIELD SHELTER - open fronted timber construction located to the side of the property in the field.

MAINS WATER - Connected to the the bottom paddock and top paddock.

OUTBUILDINGS - refer to the plans

SUMMER HOUSE - full BT connection/wall mounted heaters, TV point . Located in the garden and overlooking the paddocks.

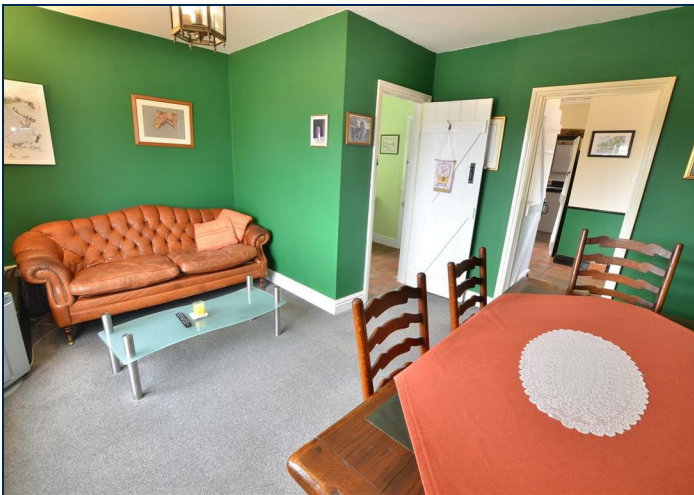
MACHINE STORE - timber construction - located near the equestrian facilities.

MATERIAL INFORMATION / SERVICES & OUTGOINGS

TENURE: Freehold

PROPERTY TYPE: Detached





PROPERTY CONSTRUCTION: Brick
 NUMBER & TYPE OF ROOM/S: 4 beds in main house and 2 in Annexe/ 4 receptions in the main house and 1 in the annexe - see attached floor plans.
 PARKING: Private drive / multiple off road / FLOOD RISK: No
 LOCAL AUTHORITY: New Forest District Council / TAX BAND MAIN HOUSE: G / TAX BAND ANNEXE: A
 MAIN HOUSE SERVICES: Private drainage septic tank / Oil central heating / Mains water (also connected to the paddocks) & electricity
 ANNEXE SERVICES: Direct via the main house.
 EPC MAIN HOUSE RATING: E 51/85
 EPC ANNEXE RATING: D 66/106
 OUTBUILDING/S SERVICES: Majority with power
 EQUESTRIAN YARD has water laid on (TAP)

LAND & GROUNDS

The whole sits in approx 3.506 acres (*TBV) of near level grounds. There is a small side garden at the front entrance which could be used as an outdoor space for the annexe. The main garden is well screened to the side and front of the property with open views over the pastureland.

The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

- www.goodschoolsguide.co.uk - www.homecheck.co.uk
- www.floodrisk.co.uk - www.environment-agency.gov.uk
- www.landregistry.gov.uk, www.homeoffice.gov.uk, www.ukradon.org

VIEWING ARRANGEMENTS

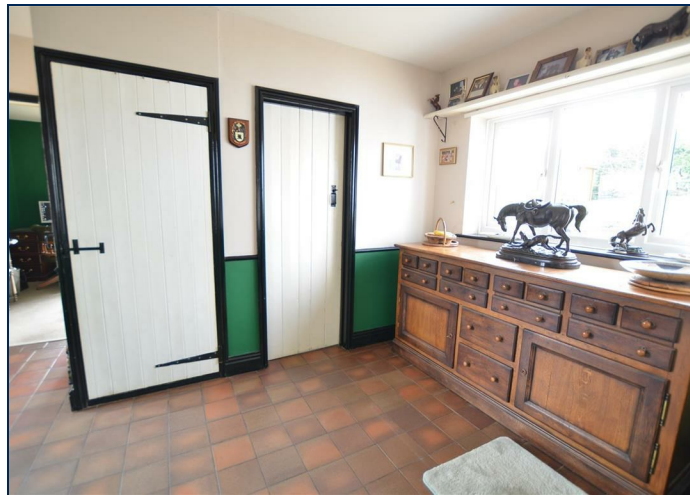
All Viewings are strictly by Appointment with the Vendors Agent
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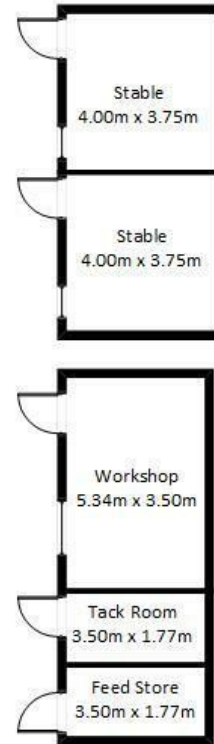
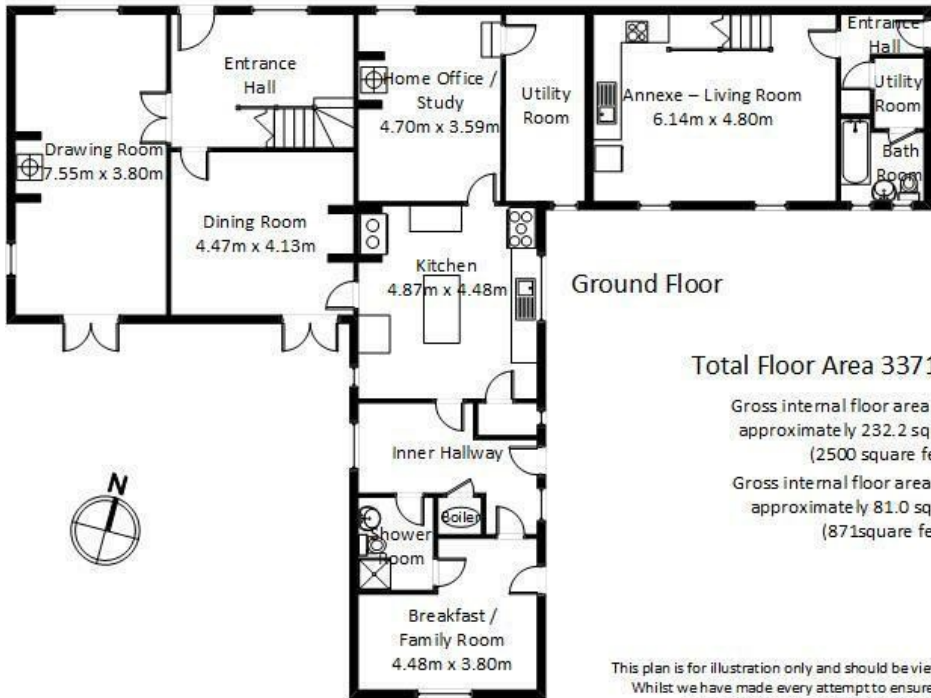
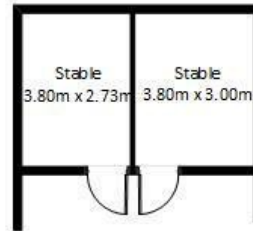
building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

DIRECTIONS - From Fordingbridge travel to Sandleheath and then Damerham. In Damerham pass by The Compasses Inn and over the small bridge. Turn immediately right into the High Street (sign posted Martin) and leave the village. After approximately 3 miles enter Martin village and continue through the village. Continue out of the village for another mile and along Drove End Lane to the top of the lane and before the T junction of the A354 the property will be on the left.

Guide price £1,200,000



CH - SP6



Total Floor Area 3371 square feet

Gross internal floor area of the house approximately 232.2 square metres (2500 square feet)

Gross internal floor area of the annexe approximately 81.0 square metres (871 square feet)

This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

Invicta EPC www.invictaeipc.com email: rwood@invictaeipc.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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