



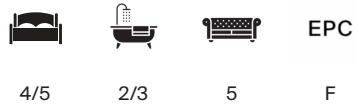
## FIG TREE COTTAGE, BLENDWORTH

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**



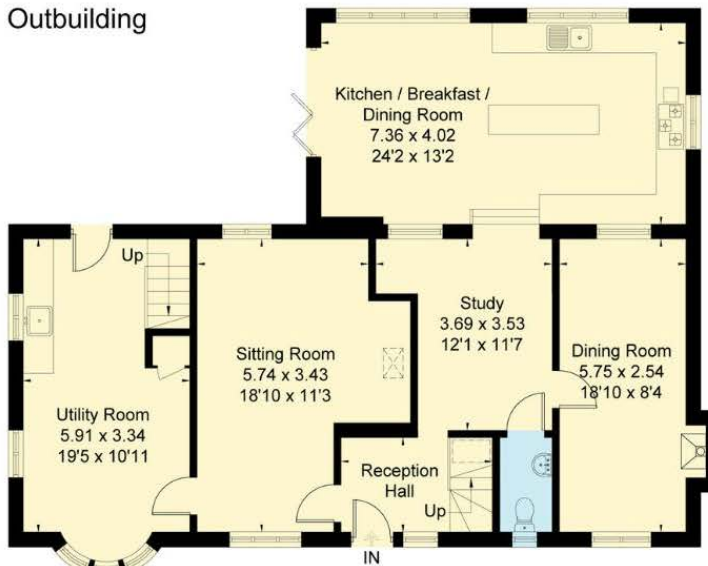
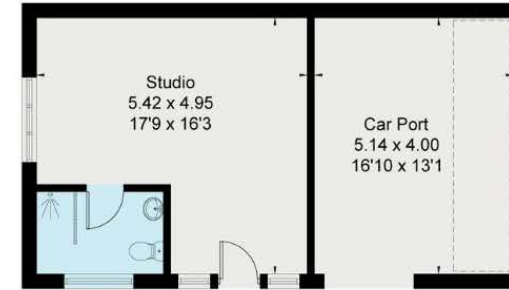
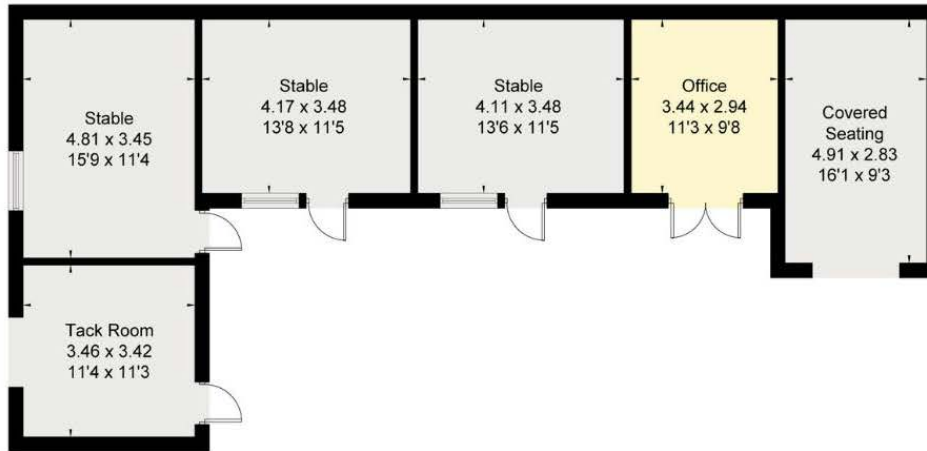
Upon entering the cottage, a welcoming reception hall leads into the sitting room with a fireplace. A door leads into the large utility room, with garden access and the second staircase to the first floor. From the reception hall, a doorway leads into the study, giving access to the cloakroom and dining 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.

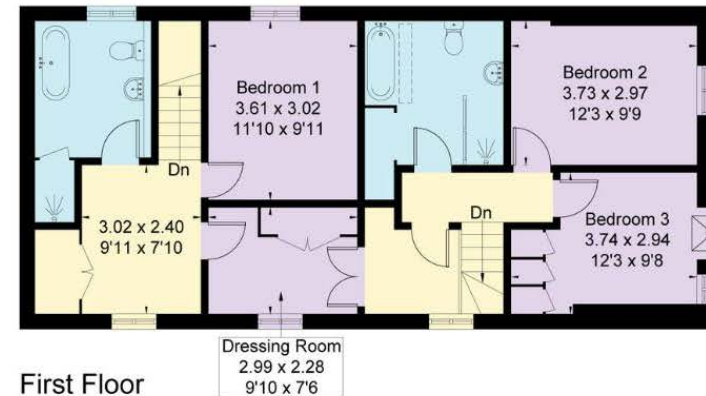




Approximate Floor Area = 191.2 sq m / 2058 sq ft  
 Outbuilding = 85.3 sq m / 918 sq ft  
 Annexe = 49.6 sq m / 534 sq ft  
 Total = 326.1 sq m / 3510 sq ft



☐ = 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  
to tell you more.

**Lottie Lambert**  
01962 677246  
Lottie.lambert@knightfrank.com

**Knight Frank Winchester**  
14-15 Jewry Street, SO23 8RZ  
01962 850333

**Hugo Wilson**  
01428 770572  
Hugo.wilson@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.