



## Anvil Cottage, Martin

Guide Price £775,000

FELLS



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NEW FOREST PROPERTY

# Anvil Cottage

Martin, Fordingbridge

A charming Grade 2 thatched cottage with annexe and wooded, mature gardens — the perfect countryside lifestyle retreat, blending period character with modern comfort in peaceful Martin. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Grade II listed Georgian thatched cottage full of original character
- Three-bedroom cottage plus versatile studio annexe
- Large living/dining room with log burner in inglenook fireplace
- Generous kitchen with Aga set in former fireplace and built in larder
- Ground-floor utility / shower room
- Spacious boot room
- Three charming first-floor bedrooms and a well-appointed family bathroom
- Private rear garden with patio and mature hedging
- Generous gravel driveway with extensive parking
- Garage / workshop with power and light





This Grade II listed Georgian cottage is rich in original character while offering comfortable, flexible living. Set within a generous quarter-acre plot, the property is surrounded by mature, wooded gardens that create a private and picturesque setting.

The front door opens into a welcoming interior full of historic detail. The main living/dining room forms the heart of the home, centred on an impressive inglenook fireplace with a log-burning stove and original bread oven. Exposed oak posts and timber ceiling joists showcase the cottage's heritage, while windows to both front and rear gardens fill the room with natural light, making it ideal for both entertaining and cosy evenings.

The country kitchen is equally characterful, featuring an Aga set within the original fireplace, timber worktops, a Belfast sink, built-in cupboards, and a large larder for excellent storage. Beyond the kitchen is a spacious boot room, which can also serve as a home office, leading to a utility and shower room with laundry space and oil-fired central heating.

Upstairs, the landing reveals the original timber frame and leads to three charming bedrooms, including a principal bedroom with built-in wardrobes, a generous second double, and a third bedroom with exposed timbers and fitted storage. The family bathroom blends traditional style with modern convenience.

At the far end of the garden is "The Den," a self-contained studio annexe with living space, fitted kitchen, shower room, and French doors to a timber deck — ideal for guests, home working, or creative use.

Outside, the gardens offer patios, vegetable beds, and mature planting, while a gravel driveway provides ample parking and access to a single garage/workshop. Overall, this is a rare and enchanting thatched cottage combining character, space, and versatility in a village setting.

