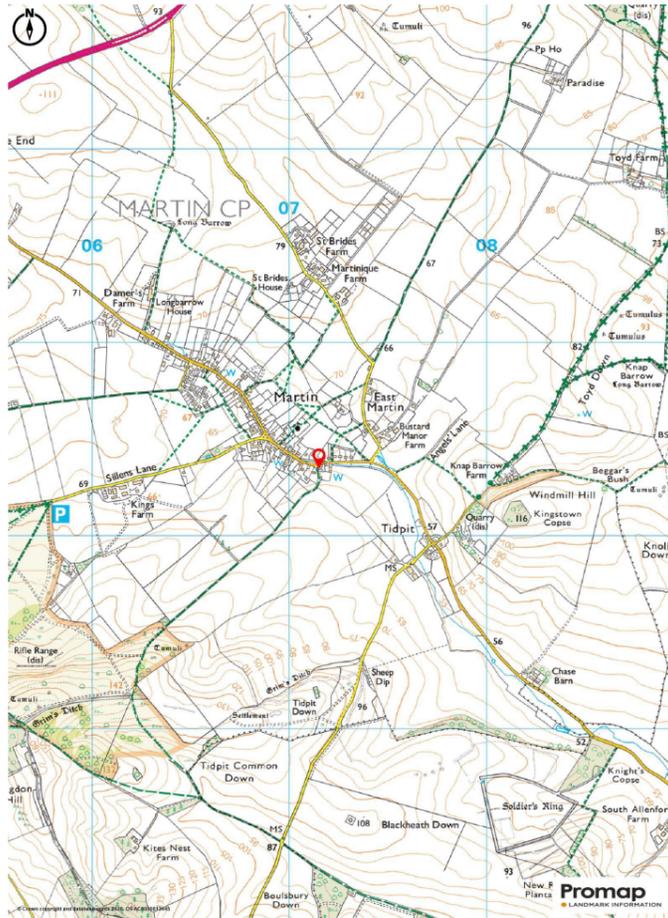


### Holly Tree Cottage, Martin, Fordingbridge, Hampshire SP6 3LD



**A charming and beautifully renovated detached character cottage within the popular downland village of Martin.**

Sitting room with wood burning stove, kitchen/breakfast room, 2 bedrooms and shower room/WC. Garden and parking. Double glazing. Electric heating. No forward chain. EPC band E.

**Guide Price: £300,000 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: C Amount payable 2025/26: £1,989.47

**Services:** Mains water and electricity. Private drainage via treatment plant (installed 2025).

**Location:** The property is well located within the attractive Downland village of Martin. Close by, Martin Down is an area of some 750 acres, which has an SSSI designation and is managed by English Nature, a haven for wildlife and offering access to miles of bridleways and footpaths crossing Cranborne Chase, perfect for outdoor enthusiasts.

**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 proceed for a further four miles or so until reaching Martin, soon after entering the village the property will be found on the left hand side.

Martin offers a thriving and active community with a parish church and a social club along with a well-supported community shop. For additional day-to-day shopping and other amenities, Fordingbridge has a variety of independent shops and eateries, a building society and churches of various denominations. There is also a medical centre and public library. The City of Salisbury (where there is a mainline rail station for London Waterloo) can be reached via the A354 (Salisbury to Blandford road) at a junction approximately 1 mile distant, where there is a wider range of facilities. Local infant/junior schooling is available at Western Downland (located in Damerham and Rockbourne) and feeds into Burgate School in Fordingbridge. There's further state and private schooling available in Salisbury.

Holly Tree Cottage has been lovingly and tastefully restored by the current owners with renovations including upgraded insulation, rewiring, re-plumbing and a new sewerage treatment plant. The cottage offers cosy and tastefully presented accommodation with slate effect ceramic tiles throughout the ground floor, characterful brace and ledge internal doors, cast iron style electric radiators (individually thermostatically controlled) and a wood burning stove in the sitting room.

**Composite door to:**

**Sitting room:** Timber fire surround with wood burning stove sitting on a stone hearth. Under stairs cupboard.

**Kitchen/dining room:** Fitted with base cupboards and drawers under laminate work surface with ceramic sink. Space and plumbing for dishwasher and spaces for fridge and freezer. Door to garden.

Stairs from inner hall to first floor landing.

**Bedroom 1:** Cast fireplace with timber surround (not in use).

**Bedroom 2:** Built-in wardrobe and linen cupboard.

**Shower room:** Shower enclosure with electric shower fitted. Vanity washbasin. WC. Heated towel rail.

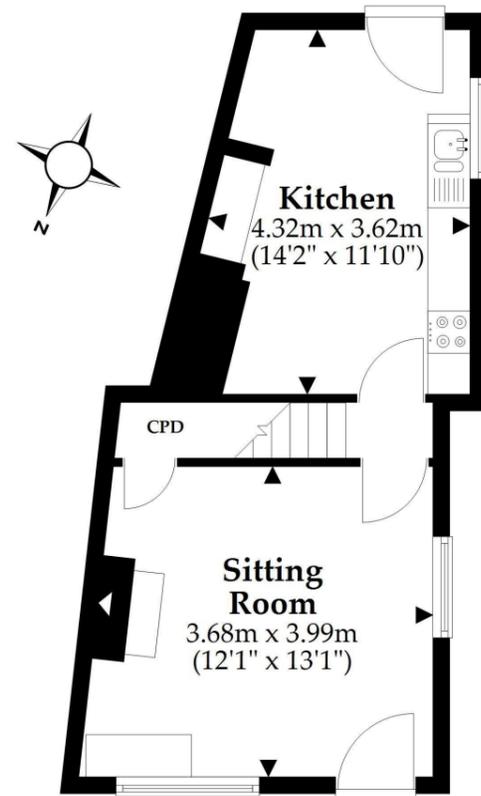
**Outside:** To the front a gravel drive provides off road parking for 2 cars.

Enclosed by split hazel fencing, the front and rear cottage style gardens are gravelled. A useful laundry shed is located close to back door which has space and plumbing for a washing machine and space for a tumble dryer.



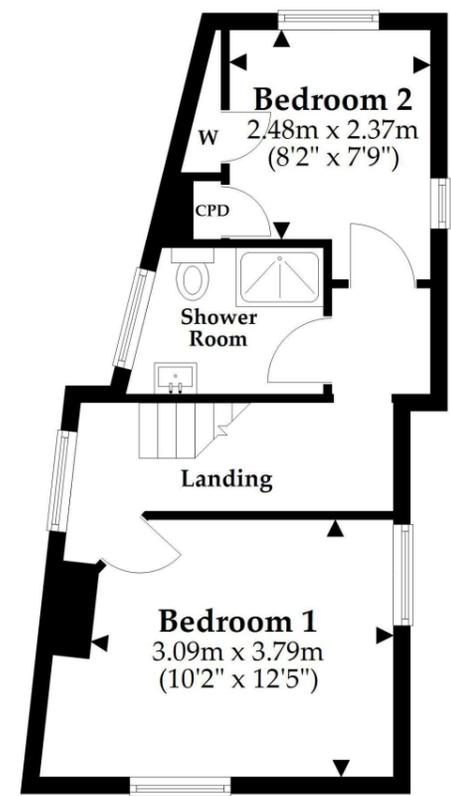
**Ground Floor**

Approx. 31.2 sq. metres (335.9 sq. feet)



**First Floor**

Approx. 31.1 sq. metres (334.9 sq. feet)



Total area: approx. 62.3 sq. metres (670.8 sq. feet)

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

