



Yew Tree Cottage

Martin, Fordingbridge, SP6 3LD

SPENCERS
NEW FOREST





A charming period Grade II listed home dating back to 1653 and perfectly situated in the idyllic Downland village of Martin located in the Cranborne Chase Area of Outstanding Natural Beauty on the Hampshire, Wiltshire, Dorset borders.

This desirable house oozes character throughout and retains many of the original period features. Built of mellow brickwork and colour wash render above, all under a water reed thatch and wired roof.

The accommodation features a bespoke in-frame kitchen, a spacious sitting room with inglenook, attractive flagstone floors and upstairs to four double bedrooms. Outside offers just as much charm with a double garage, sweeping lawns and orchard and outstanding uninterrupted views over farmland and Martin Down beyond.



 3  4  2





The Property Offers

High quality finished flagstone floors which continue from the hall into the open plan kitchen.

A bespoke in-frame hand painted kitchen with an excellent range of base, wall and drawer units. Stunning quartz work surfaces cover all base units and central island which leads into a light and spacious dining area in the adjoining conservatory.

Built in Neff appliances which include twin under ovens, fridge freezer, dishwasher, Siemens wine cooler, five ring gas hob with extractor fan over and double Belfast sink.

Hand crafted oak internal doors lead into all reception rooms which include a charming sitting room featuring a stunning inglenook fireplace, a large formal dining room and a further reception room with open fireplace currently being used as a home office. The utility room leads from the office and offers ample storage with space for white goods and stable door to rear garden.



On the first floor there are four well proportioned double bedrooms with two benefitting from built in wardrobes. A spacious landing with built in wardrobes and airing cupboard leads to a family bathroom and rear bedroom.

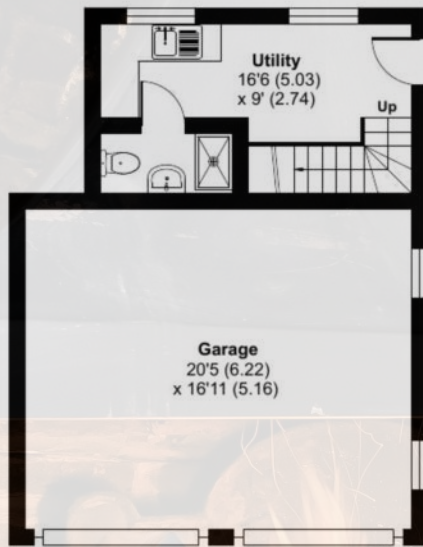
FLOOR PLAN



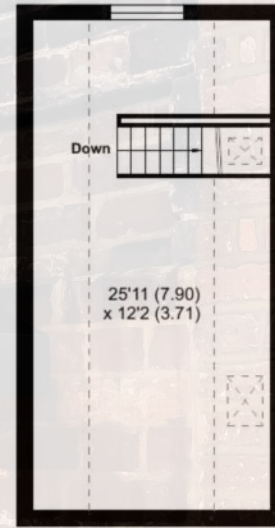
Yew Tree Cottage, Martin, Fordingbridge, SP6

Approximate Area = 1838 sq ft / 170.7 sq m
 Limited Use Area(s) = 331 sq ft / 30.7 sq m
 Garage = 349 sq ft / 32.4 sq m
 Annexe = 332 sq ft / 30.8 sq m
 Total = 2850 sq ft / 264.6 sq m

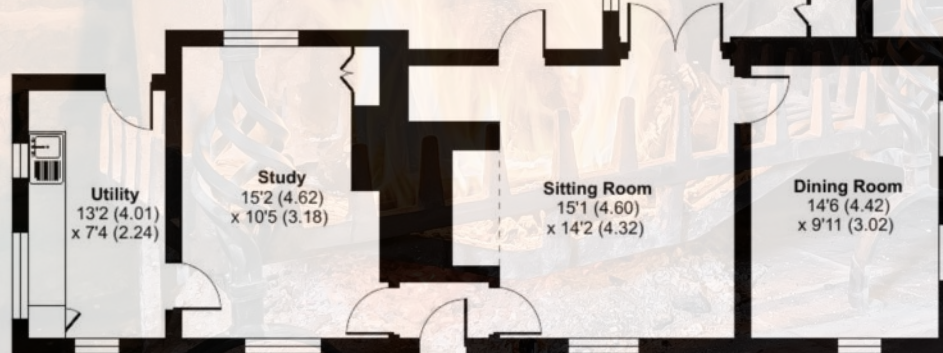
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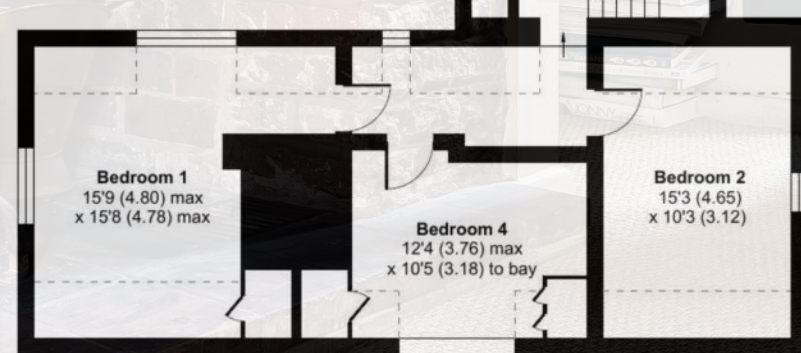
ANNEXE GROUND FLOOR / GARAGE



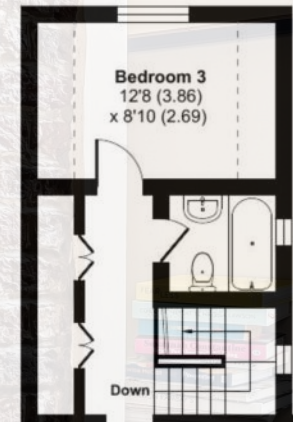
ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Spencers of the New Forest Ltd. REF: 1194511





Grounds & Gardens

The property is approached through a 5 bar gate onto a gravelled drive with ample parking and turning area flanked by lawns and herbaceous borders. A detached double garage with wood store with adjoining annexe/studio.

The south facing rear gardens are a magnificent feature of this charming home and boast sweeping lawns with mixed hedge boundaries, a variety of individual trees both ornamental and fruit and mature borders.

Directions

Exit Ringwood onto the A338 Ringwood to Fordingbridge road, go through Fordingbridge turning left at the roundabout going along high street onto station road going out of the village and onto Damerham. Go through the village taking the second right hand turning after bridge along the high street taking you out of the village and onto Martin . As you go through the village you will come to the property on your left before you reach the village shop.

What3words: panting.computers.opposing

Services

Council Tax Band: G

Energy Performance Rating: Grade II Listed

Heating: Oil Fired

Drainage: Private

Water and electric: Mains

Calor gas bottles for gas ring hob

Ofcom broadband speeds up to 1,000 Mbps (Ultrafast)









The Local Area

Martin is a village and civil parish in the New Forest district of Hampshire with the nearest town, Fordingbridge which is 7 miles to the south-east and the Cathedral City of Salisbury is 12 miles to the north-east.

The village offers a local farm shop and church along with a huge variety of bridleways, tracks and footpaths which gives access to superb walking, riding and cycling opportunities around Martin Down (National Trust) and Rockbourne.

The adjacent village of Damerham has a primary school, public house and a local garage.

For communications there is a mainline railway station at Salisbury leading directly to London Waterloo and road access west via the A354 and A338 just past Fordingbridge leading to M27, New Forest and Southampton.

There are excellent local schools, both private and state schools which include Forres Sandle Manor, Sandroyd and Chafyn Grove prep schools, Bryanston, Canford and Godolphin school and in addition South Wilts and Bishops Wordsworth Grammer schools.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered



For more information or to arrange a viewing please contact us:

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