

FOR SALE



Rockbourne, Fordingbridge
Auction Guide Price £340,000


MARTIN & CO

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- Thatched Cottage
- Grade II Listed
- Rural Village Location
- 2 Open Fires
- 2 Double Bedrooms

Martin & Co are proud to present this delightful Grade II listed thatched cottage located in the New Forest village of Rockbourne.

Located in The New Forest village of Rockbourne is this delightful Grade II listed thatched cottage.

A gravel off-road parking area has ample space for multiple vehicles. A gate takes you into the pretty garden and to the front door.

The entrance hall doubles as a study area and leads into the cosy living space with a fireplace, which could be used as a snug or dining area.

A bathroom is located off the hall, housing a bath with shower attachment, WC, and wash basin.

Following through to a spacious kitchen/breakfast room, offering plenty of worktop and cupboard space, with an Aga and space for white goods.



The sitting room is beautifully presented and features an open fireplace, providing both style and comfort. There is a door leading to the garden and patio area with a stream running behind.

Upstairs, there are two double bedrooms. The main bedroom benefits from an en-suite bathroom with a WC and sink, while the second bedroom boasts built-in wardrobes.

The cottage is full of character with exposed beams and original features and a warm homely feel.

Located in the heart of Rockbourne village, the cottage is a short stroll from local amenities including the pub 'The Rose & Thistle', the village hall, sports field, school, and church. Lovers of the outdoors can explore the numerous footpaths and bridleways, offering breathtaking views of the surrounding countryside.

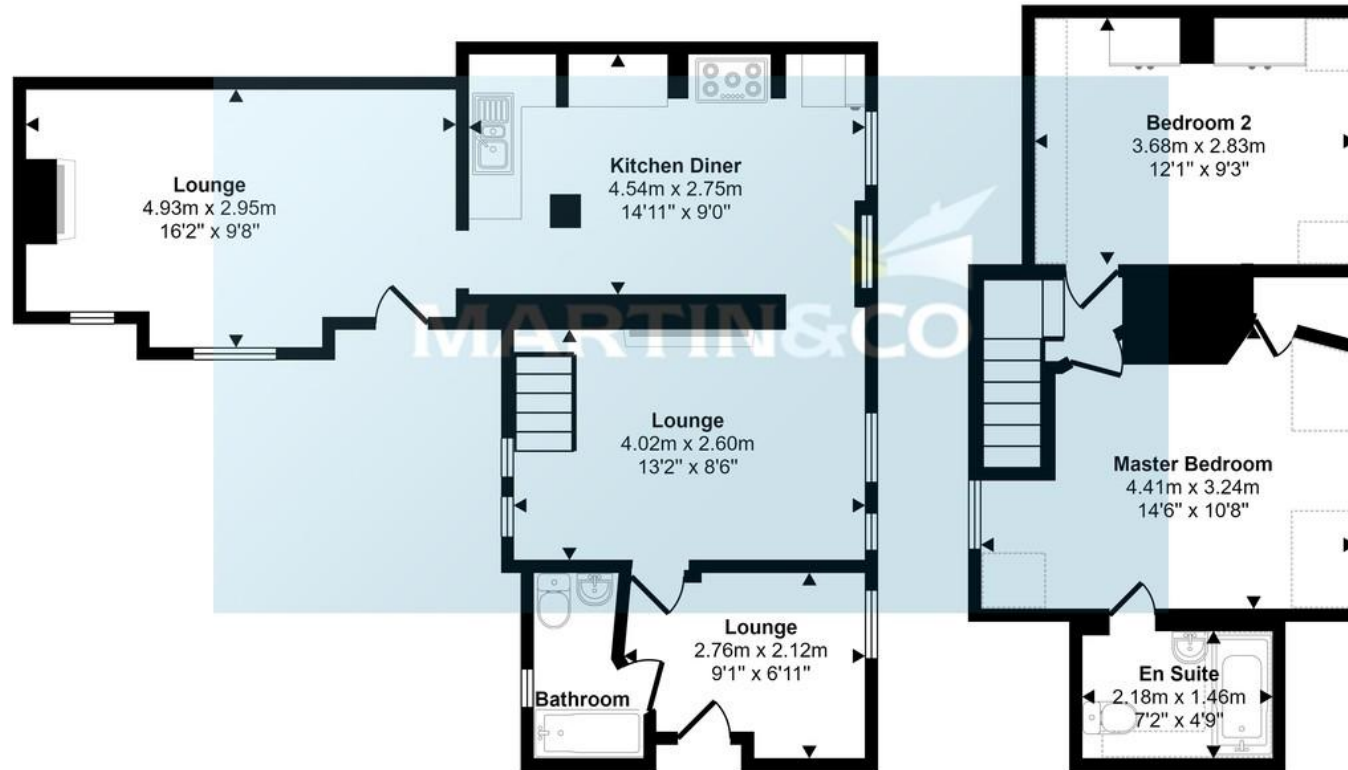
Nearby Fordingbridge (4 miles) provides a range of services such as schooling, healthcare, local shops, banks, and a library. Salisbury (approx. 10 miles), Bournemouth (approx. 20 miles), and Southampton (approx. 27 miles) are all easily accessible, with mainline rail links to London Waterloo.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 %epcGraph_c_1_322%



Approx Gross Internal Area
78 sq m / 837 sq ft



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.