





# Keepers Cottage, Frogham, Fordingbridge, Hampshire, SP6 2HP

## FREEHOLD PRICE £575,000

A wonderful elevated and mature plot of approximately 0.25 acres and a beautiful, peaceful and tranquil location are just a couple of features of this stunning Grade II Listed thatched cob cottage. The property sits comfortably at the front of its mature and private plot which is in excess of 0.25 of an acre with informal lawns that slope upwards from the cottage to the rear of the plot, affording simply breath-taking elevated and far reaching views.

It has been respectfully and sympathetically improved by the current owner and is being offered for sale in excellent condition (in our opinion). Some of these improvements include a newly combed wheat read thatch in 2019 and electrical re-wiring in 2018.

Both bedrooms are snug doubles and served by a crisp white modern family bathroom, while the ground floor comprises of a fabulous cosy sitting room/snug with feature Inglenook fireplace. A sympathetically fitted farmhouse style kitchen/dining room completes the ground floor.

This fine home further benefits from oil fired central heating, LPG gas hob and shared septic tank drainage and no forward chain.

Located within the grounds and a very useful addition to the space in the cottage is a converted stable which is used as ancillary accommodation, either an additional bedroom, study or studio (has certificate of lawful use) with bathroom. There is also an outbuilding/utility room with a sink; plumbing for a washing machine and a separate WC, this useful area could serve a variety of purposes such as a home office or music room. The remainder of the grounds are laid to lawn with established flower and shrub beds, trees and hedging with numerous private seating areas.

To the front is a driveway providing parking for a few cars. A picket fence and path leads to the enclosed front porch.

**SITUATION:** Located in the desirable location of Frogham which is on the north westerly edge of the New Forest National Park which is well known for outdoor pursuits such as walking, riding, and mountain biking. Within a short distance is the village centre which has an excellent local public house known as The Foresters and there is also the village hall and cricket green. The adjacent village of Hyde has a highly reputable primary school and a popular Garden Centre with tea rooms. Fordingbridge is a short drive away which is a small market town and has many amenities which include a post office, gourmet grocers, butchers, Italian restaurant, Cinema (The Regal) doctors, dentists, cottage hospital and a range of other shops.

**COUNCIL TAX BAND: E**

**ENERGY PERFORMANCE RATING:**

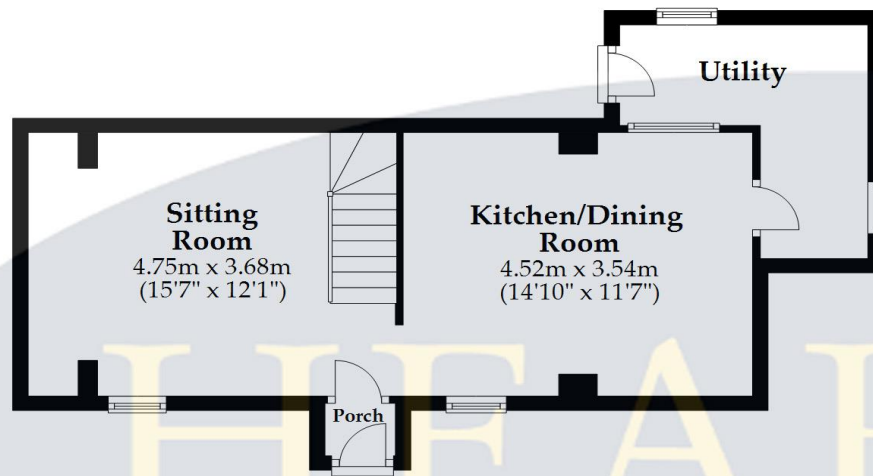
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

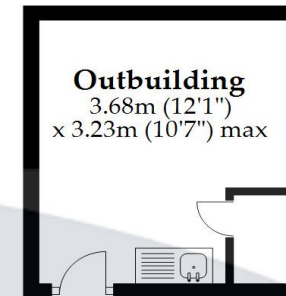
## Ground Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



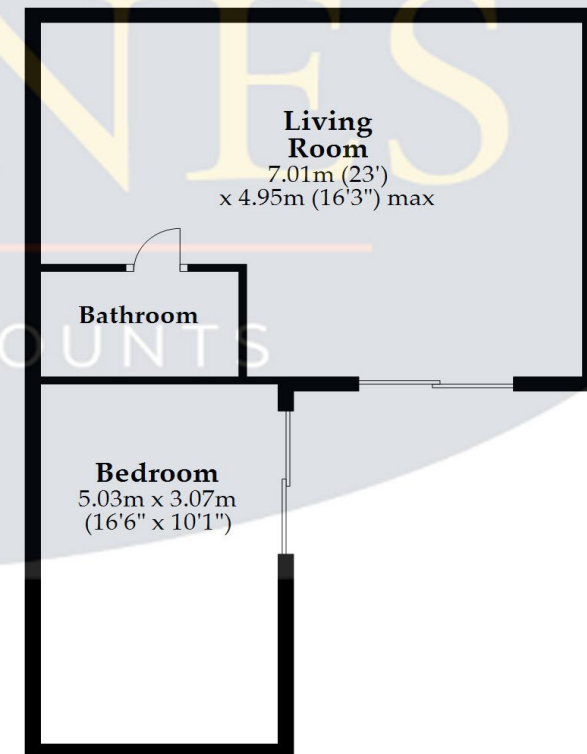
## Outbuilding

Approx. 11.9 sq. metres (128.5 sq. feet)



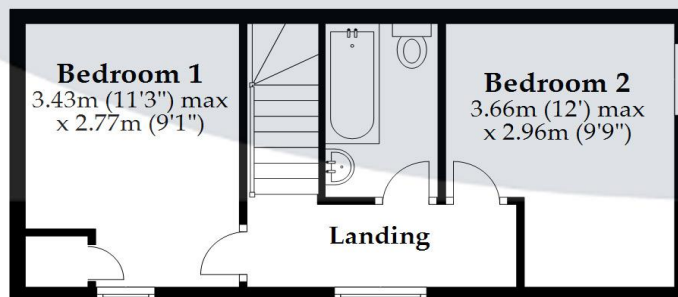
## Studio

Approx. 50.5 sq. metres (543.4 sq. feet)



## First Floor

Approx. 30.3 sq. metres (325.6 sq. feet)



Total area: approx. 134.8 sq. metres (1450.5 sq. feet)

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



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