



HEARNES
WHERE SERVICE COUNTS

The Marsh, Breamore, Fordingbridge, SP6 2EJ

FREEHOLD

A 5-bedroom thatched property located on Breamore Marsh, a manorial green which is a Site of Special Scientific Interest, home to protected species of flora, grazed by a flock of geese, and also home to the village cricket team in the summer. Breamore lies in the east of the Cranborne Chase Area of Outstanding Natural Beauty (the first part of the UK to be designated an International Dark Sky Reserve in 2019) and the western boundary of the New Forest National Park runs through the village.

This idyllic and sought-after village, located half-way between Salisbury and Ringwood, has its own popular local pub, and delightful primary school, with several other highly regarded state, grammar and independent schools in the vicinity. Communications are excellent with access to the M27/M3, trains to London from Salisbury, National Express to Heathrow from Ringwood, while Southampton Airport is 30 minutes' drive away.

Willow & Marshgate is situated in the centre of the pretty and private 1.46-acre plot which includes a double garage with adjoining wood store. The garden is largely laid to lawn, bordered by established trees and shrubs while to the rear of the house is a large south-westerly facing terrace that makes the most of the afternoon and evening sun. Part of the garden has recently been planted to create an orchard with a variety of fruit trees, including apples, pears, mulberries, walnuts, and gooseberries.

Dating back to the 17th Century, the Grade II listed property has undergone extensive renovation to create a stunning family home finished to a high standard whilst still retaining many of the original features. At the heart of this pretty home is the kitchen with twin burner Rayburn, a solid oak floor, hand-built units and Belfast sink. The sitting room has an impressive inglenook fireplace with a recently installed Clearview wood burning stove and original bread oven. A quirky addition, installed by Dalbergia Cabinetmakers of Fordingbridge, is a hidden cupboard cleverly built to look like a bookcase. The study has been fitted with a handmade oak desk and shelving, also by Dalbergia, and boasts beautiful views over Breamore Marsh.

In the south wing of the property there is a particularly light and airy dining room for a property of this age, looking up the pretty garden and over to the rolling countryside beyond. A downstairs family bathroom serves bedrooms 3 and 4, complete with central egg-shaped bath and underfloor heating. On the first floor, there is a dual aspect master bedroom with a walk-in wardrobe, four further bedrooms and a family bathroom. All the bedrooms have good ceiling heights and wonderful views.

Directions: your satnav set to SP6 2EJ will lead you to turn off the A338 in the village of Breamore opposite the Hulse Hall. Follow the lane around the Marsh for about 500 yards, take the left fork and you will see the house on your left-hand side.

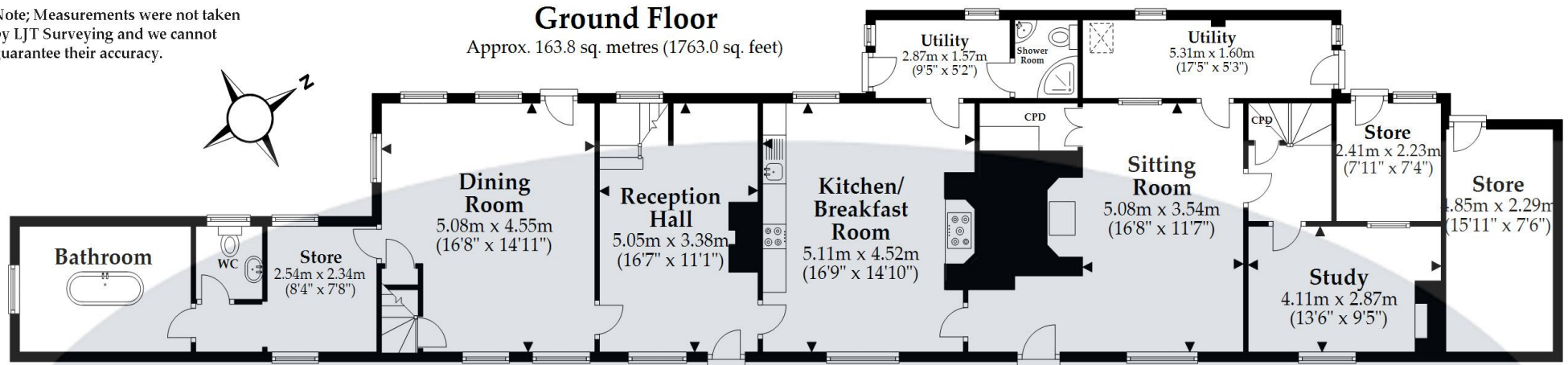
EPC EXEMPT. Joint Sole Agents Winkworth

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





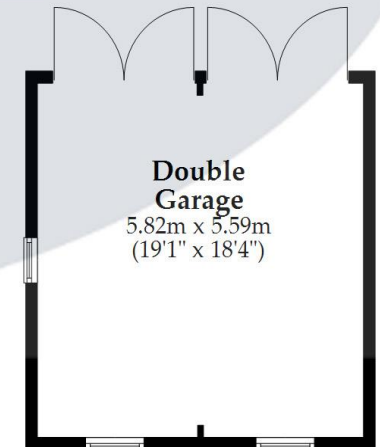
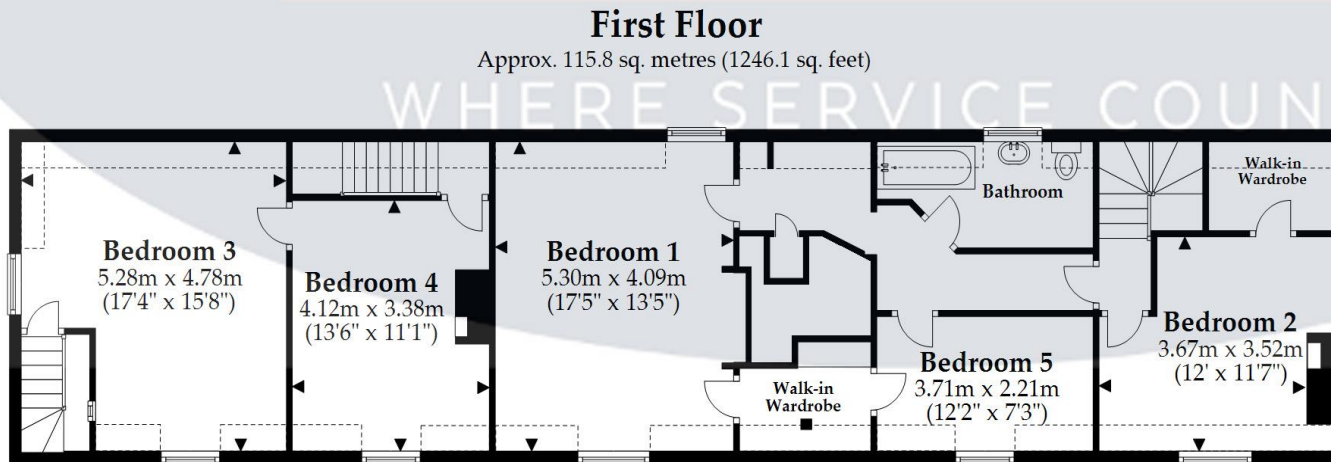
Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



HEARNES

Garage

Approx. 32.5 sq. metres (349.8 sq. feet)



Total area: approx. 312.1 sq. metres (3358.9 sq. feet)

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







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Email: ringwood@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE