



HEARNES

WHERE SERVICE COUNTS

Rockbourne Road, Damerham, SP6 3HB

FREEHOLD PRICE OIEO £600,000

A rare opportunity to purchase a sizeable family home in need of modernisation set in over half an acre of grounds in a prime rural location in the downland village of Damerham.

This property offers an exciting opportunity to refurbish and possibly extend (subject to the necessary planning consent) to create a superb family home in a truly wonderful setting.

The accommodation currently offers approximately 1600 sq. ft. of accommodation which incorporates a large sitting room, family room, separate dining room, boot room, utility and kitchen. The first floor provides three double bedrooms and a family bathroom.

Outside the plot is superb being well enclosed with large areas of lawn and backing onto open farmland. Occupying a large corner plot the property sits centrally to the eastern boundary with ample parking and a detached double garage.

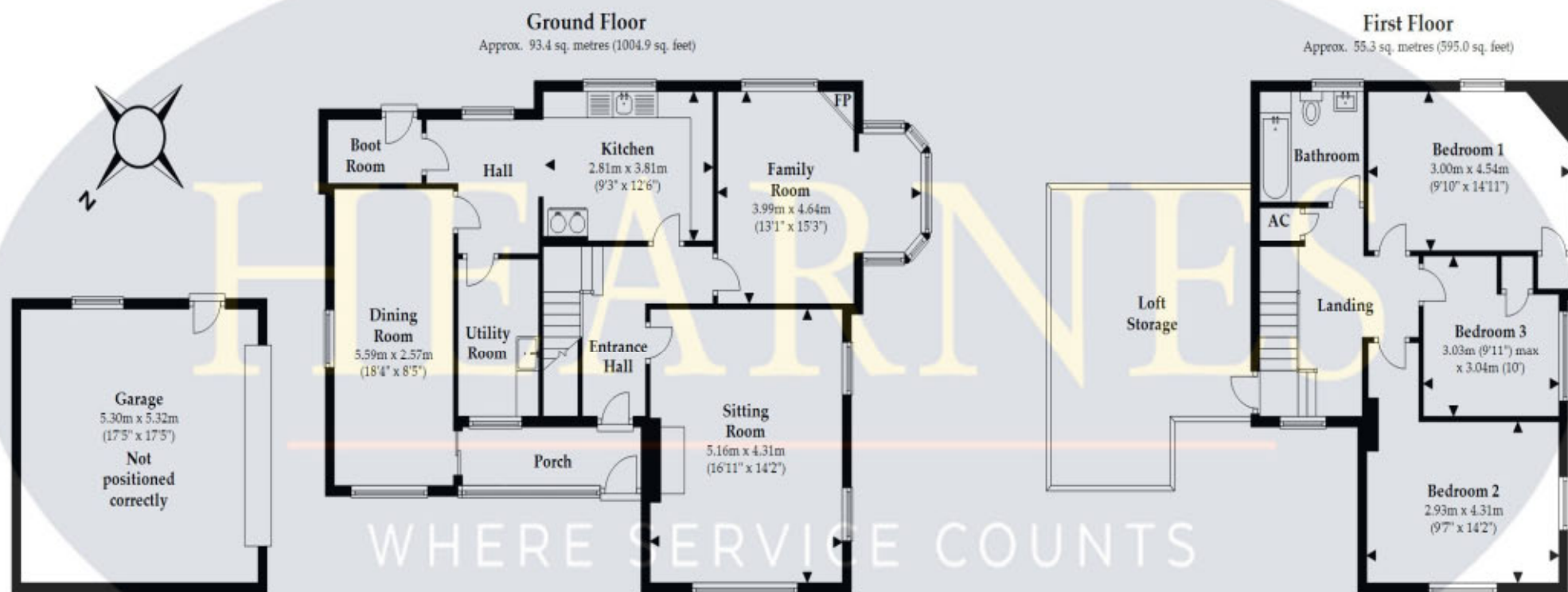
Damerham is a small downland village on the edge of the New Forest, Cranborne Chase and Martin Downs. All of these areas are perfect for those keen on outdoor pursuits including, walkers, cyclists, horse riders and nature lovers. The nearby town of Fordingbridge has a High Street offering a number of shops. There are primary schools in Damerham, primary and secondary in Fordingbridge and public houses and doctors surgery. The larger towns of Salisbury are around 10.5 miles to the north, Ringwood is 8 miles to the south whilst the seaside resort of Bournemouth is less than 20 miles. The New Forest National Park offers an abundance of walking and riding possibilities whilst the nearby River Avon has fantastic fishing.

COUNCIL TAX BAND: G

ENERGY PERFORMANCE RATING: F

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 and do not form part of the contract.





Note: Garage may not be positioned correctly and both Garage and Loft Storage are not included in the total floor area calculations



LJT SURVEYING Total area: approx. 148.6 sq. metres (1600.0 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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