



# Bowerwood House

Fordingbridge

---

A magnificent Georgian house with its original coach house, outbuildings and beautiful gardens, in a sought after rural position close to charming Fordingbridge with far reaching views

---

Bowerwood House, Ashford Road, Fordingbridge, SP6 3BT

Fordingbridge town centre 1.3 miles, M27 (Jct. 1) 11 miles,  
Salisbury mainline station 12.7 miles, Salisbury city centre 12.8 miles

---

*Features:*

Manor House

Drawing room | Sitting room | Garden room | Music room  
Kitchen/breakfast room | Scullery | Boot room | Cloakroom  
Cellar | Principal bedroom with dressing room & en suite  
shower room | 5 Further bedrooms, 1 en suite  
Family bathroom

Coach House

Sitting room | Kitchen/breakfast room | Bedroom with en  
suite bathroom

Garage | Double carport | Gym | Double stables | Outside  
cloakroom | Wood Store | Workshop | Gardens | EPC rating D

---

About 1.9 acres in all





### *The property*

Bowerwood House is a handsome, Georgian home with the benefit of being unlisted, which has been completely renovated by the current owners resulting in over 4,000 square feet of beautifully appointed accommodation. The property is rich in elegant period details, including original sash windows that have been renovated by Ventrolla, ornate cornicing and ceiling roses, and impressive original fireplaces throughout.

The ground floor has a welcoming reception hall and four comfortable reception rooms, including the 31ft formal drawing room with two fireplaces, two floor to ceiling sash windows that can be opened to walk into the garden; a feature loved by many, and two further windows which welcome plenty of natural light. There is also a dining room with a dual aspect, as well as a fireplace fitted with a log burner, while further space in which to relax includes the garden room with its French doors opening onto the gardens, and the music room, which also features a fireplace with a log burner. In addition, at the heart of the ground floor there is a social, 27ft kitchen and breakfast room with farmhouse-style units, a central island, an Aga and a breakfast area for informal dining.

Upstairs, the galleried landing leads to six well-presented double bedrooms, two of which are en suite including the generous principal bedroom with its dressing room and en suite shower room. The first floor also has a large family bathroom with a roll-top bathtub, dual washbasins and a shower unit.

The detached coach house, is set within the original Georgian stables building, and provides a kitchen and breakfast room to its ground level, while upstairs there is a comfortable sitting room and one double bedroom, as well as an en suite bathroom. The annexe is ideal for use as a holiday let, or for guests or family members.

### *Outside*

To the north of the manor house lies the oak framed double car port, plus garage with car pit, and gym/home office of generous dimensions with views to the gardens. The original building that lies to the east of the main house and opposite the coach house comprises the garden toilet, with

a painted sink and high level toilet, the wood store and large workshop with plenty of sockets, a woodburning stove and a Belfast sink. Within this building the original hunt kennel for a couple of hounds is still in evidence. On the eastern boundary, between the coach house and the workshop, is the old coach double entrance, now enhanced by new hardwood gates, capped pillars and the newly restored wall that ensures the privacy and seclusion of the property.

The wonderfully considered gardens envelope Bowerwood House on all sides. The undulating swathes of lawn provide plenty of scope for fair weather activities and parties. The unbroken backdrop of the surrounding countryside and the western and northern views are enchanting, especially given the existence of a hot tub patio where a pair of red kites that live in one of the oaks soar regularly. The entertaining terrace on the immediate periphery to the garden room and kitchen make catering larger parties easy and the eclectic native trees, border oaks and herbaceous borders ensure colour, interest and pollinators. To the south of the house is a private terrace, surrounded by a hornbeam hedge, providing shade on the hottest of days and benefiting from the fragrance of the adjoining herbaceous border.

### *Location*

Fordingbridge lies just over a mile from the house and can be reached with a beautiful walk along a chalk stream tributary of the Avon (Ashford Water) which has recently been purchased by the community and which has already planted an orchard. Fordingbridge is a picturesque market town situated on the edge of the New Forest National Park in Hampshire. Known for its historic seven-arched bridge over the River Avon, the town offers a range of amenities including independent shops, cafes, pubs, and a cinema. Independent schooling is available at Forres Sandle Manor School, Salisbury Cathedral School and Moyles Court School. Salisbury has a wider range of recreational and shopping facilities including large supermarkets, as well as a direct rail service to London Waterloo (90 minutes). The house is also well situated for motorways with the M27 linking to the M3 giving access to both Southampton and London.









**Directions**

What3words: ///bats.gestures.animator – brings you to the driveway

**General**

**Local Authority:** Hampshire County Council

**Services:** Mains electricity, water, private drainage, underground LPG tank. Private drainage is compliant with current regulations.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**Tenure:** Freehold

**EPC:** D

**Guide Price:** £2,300,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.







*Floorplans for Bowerwood House*

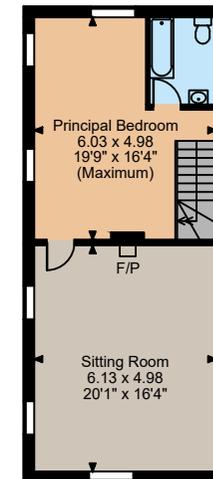
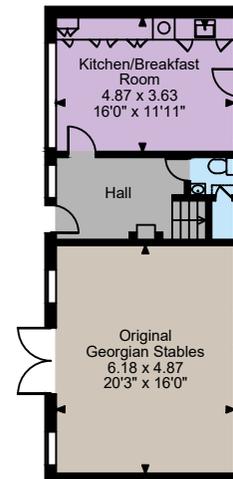
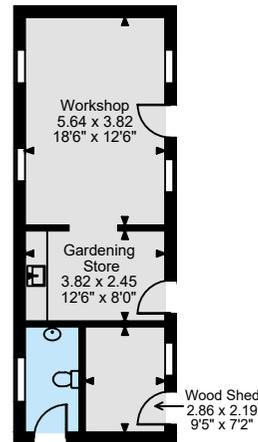
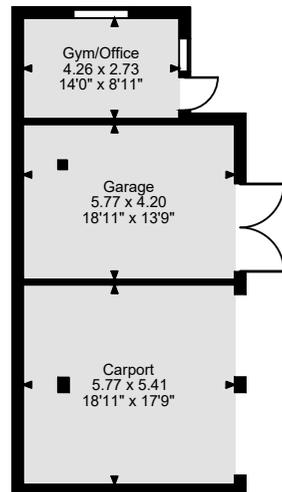
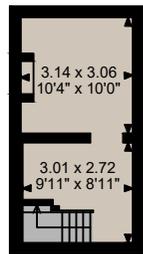
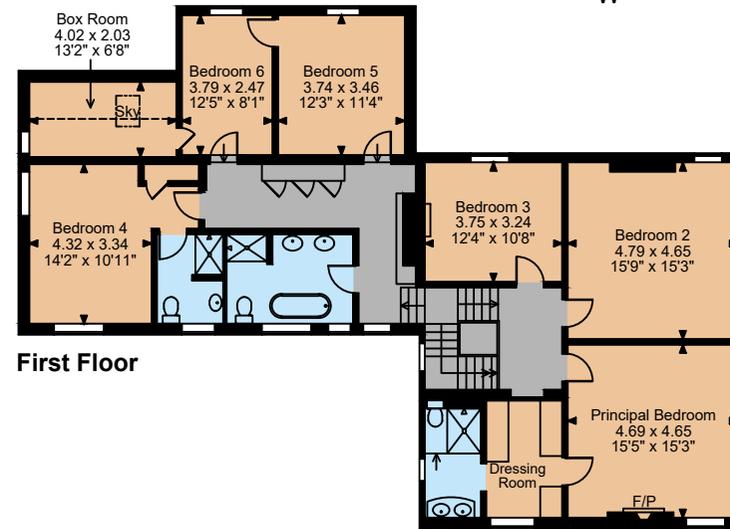
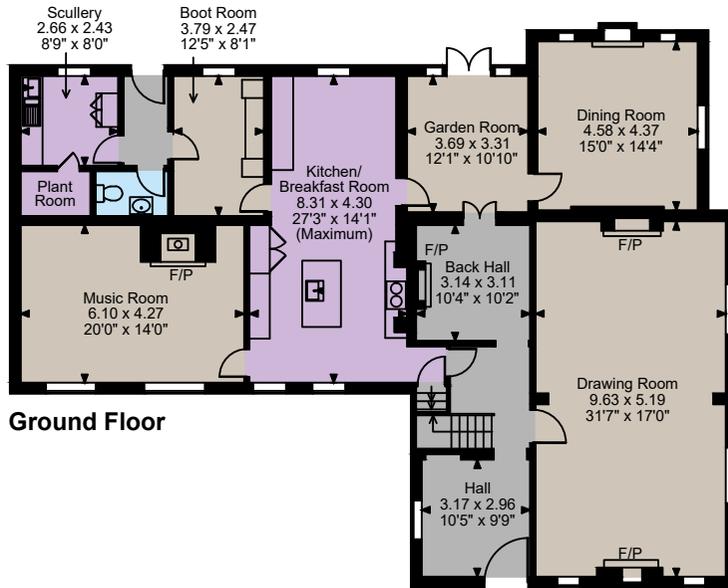
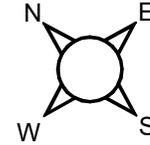
*Main House internal area 4,082 sq ft (379 sq m)*

*Garage internal area 606 sq ft (56 sq m)*

*Outbuildings internal area 588 sq ft (55 sq m)*

*Coach House internal area 1,305 sq ft (121 sq m)*

*Total internal area 6,581 sq ft (611 sq m)*



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8663186/DWL

---

**Strutt & Parker Salisbury**  
41 Milford St, Salisbury SP1 2BP

+44 (0) 01722 328741  
salisbury@struttandparker.com  
struttandparker.com

**Strutt & Parker London**  
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213  
london@struttandparker.com  
struttandparker.com

Over 50 offices across England  
and Scotland, including Prime  
Central London

---

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared October 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited





STRUTT & PARKER