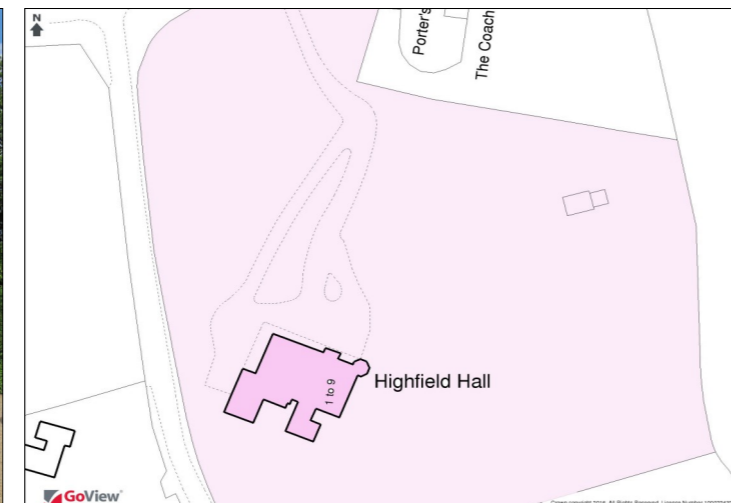
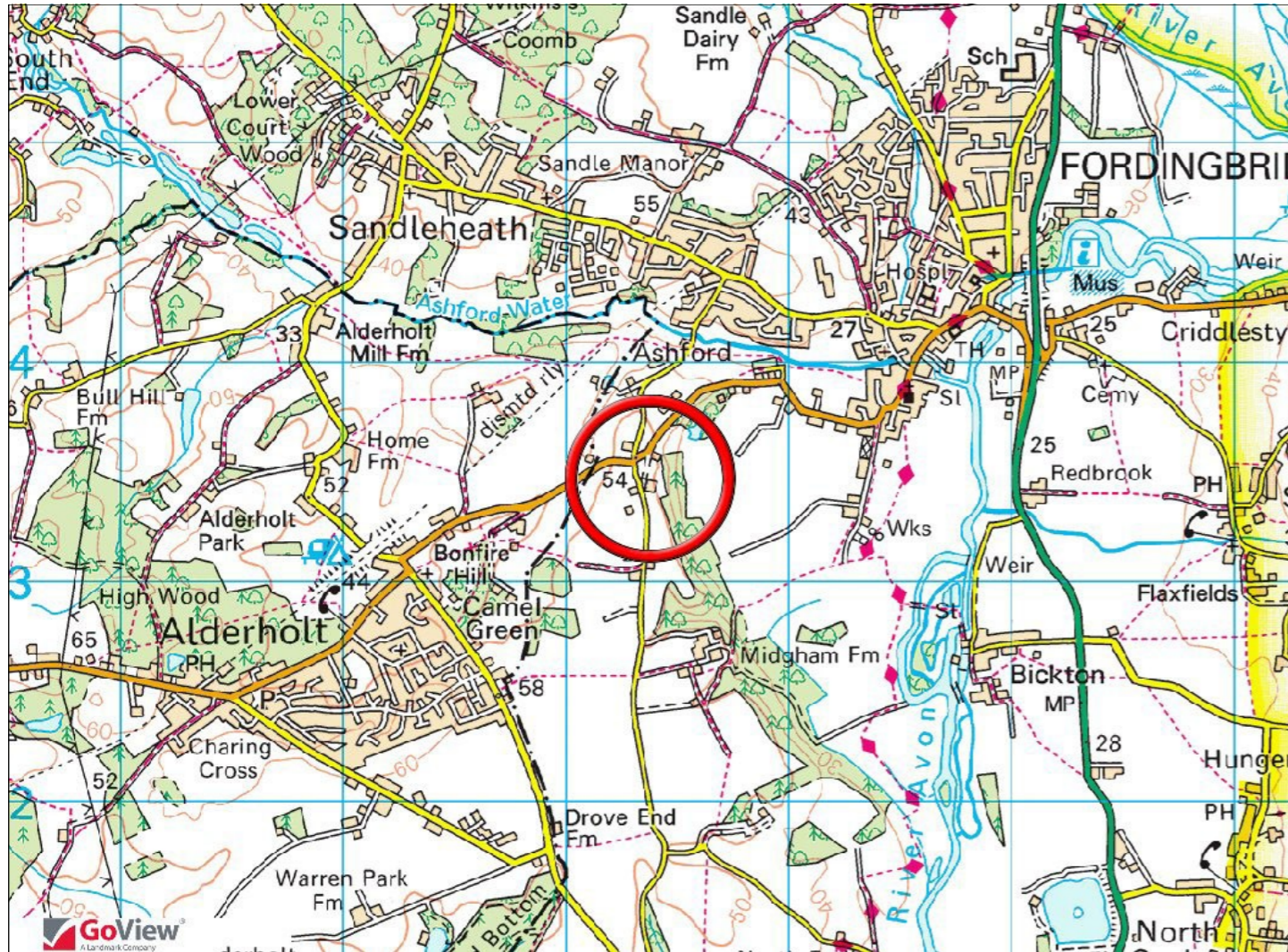


4 Highfield Hall, Fordingbridge, Hampshire SP6 3BS



A spacious, light and airy first floor apartment forming part of a Victorian country house set in parkland grounds, with secure entry phone access.

Entrance hall, kitchen/breakfast room, sitting room, dining room/bedroom 3, master bedroom with ensuite shower room/WC, bedroom 2, bathroom/WC. Gas central heating. Allocated & visitor parking. Access to delightful garden grounds. No forward chain. EPC band D.

Price: £300,000 Share of Freehold

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Outgoings: We understand the current half yearly maintenance charge is £2016 (October '23–March '24)

Council Tax Band : D **Amount payable:** 2024/25: £2,215.95

Services: Mains water, electricity and drainage. LPG gas fired central heating.

Location: Highfield Hall enjoys a delightful rural location approximately a mile or so west of the town of Fordingbridge. Highfield Hall is approached through an impressive gated entrance and stands in delightful parkland surroundings with many mature indigenous trees.

To Locate :From our office in Bridge Street, proceed into the High Street and turn left into Provost Street and continue in the direction of Alderholt. Upon leaving the town, ascend Bowerwood Hill for a short distance whereupon Highfield Hall will be found on the left hand side immediately before the junction of Ashford and Midgham Roads. (see location plans page 4). Highfield Hall is accessed from the Fordingbridge/Alderholt Road (B3078) through a pillared entrance with remote electrically operated wrought iron gates with intercom phone.

A sweeping gravelled drive flanked by lawns with mature trees leads up to the building. There are allocated parking spaces for each apartment together with a generous number of visitor spaces. The private gardens & communal grounds extend in total to about 3.75 acres.

Nearby Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. There is a medical centre together with Infant, junior & The Burgate school and sixth form centre.

The town, which lies on the banks of the River Avon, is within a short distance of the New Forest Park boundary, provides easy access to a number of important centres. Salisbury is some 11 miles to the north (where there is a mainline rail station to London Waterloo - approximately 100 minutes), Ringwood and Bournemouth are some 6 and 18 miles respectively to the south, and Jct 1 of the M27 can be reached at Cadnam, approximately 10 miles to the south east via the B3078.

Highfield Hall is a fine example of a Victorian residence built by Josiah Reynolds Neave during the mid 19th Century, a member of a local Quaker family who did much to expand the family milling business, one of the major employers in Fordingbridge which benefited greatly from the arrival of the railway in the mid-1860s. Highfield Hall later became a cottage hospital in 1948 and then a private nursing home which was sold and converted into apartments in 2002. The building and grounds are well managed and maintained to a high standard.

Number 4 is located on the first floor (accessed via stairs or a **LIFT**) with lovely views over the communal gardens. The light and airy well-arranged accommodation is as follows:

Entrance hall: Broom cupboard. 2 radiators. Entry security phone.

Kitchen/breakfast room: Fitted with a range of base units, drawers and wall units. Laminate work surfaces. Integrated fridge/freezer. Space for washing machine. Integrated dishwasher. Cupboard housing gas fired boiler (LPG). Double electric oven. 4 burner gas hob.

Sitting room: A lovely, well proportioned room with a large bay window offering views over the tree lined driveway and mature garden grounds. Radiator. Double doors leading to:

Dining room/bedroom 3: With the same attractive aspect as the sitting room, overlooking the garden. Radiator.

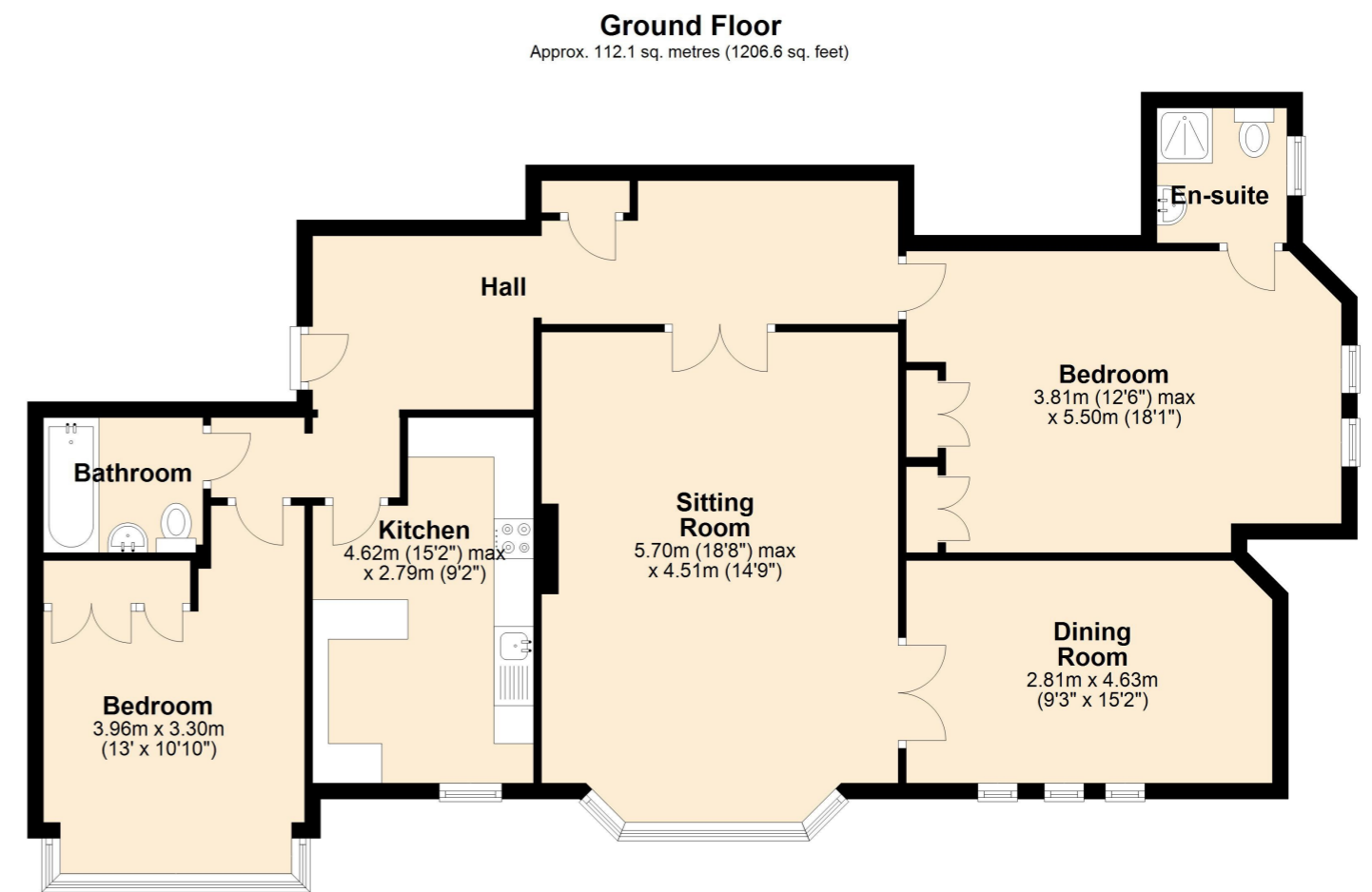
Bedroom 1: Extensive fitted wardrobes. Radiator.

En-suite wet room: Fitted with walk-in shower. Pedestal washbasin. WC. Radiator.

Bedroom 2: With views similar to the sitting room. Fitted wardrobes. Radiator.

Bathroom: Panelled bath. Pedestal washbasin. WC. Radiator.

Outside: There is access to the well-maintained, shared grounds. The parking for number 4 a conveniently short walk from the entrance. **Shed.**



Total area: approx. 112.1 sq. metres (1206.6 sq. feet)