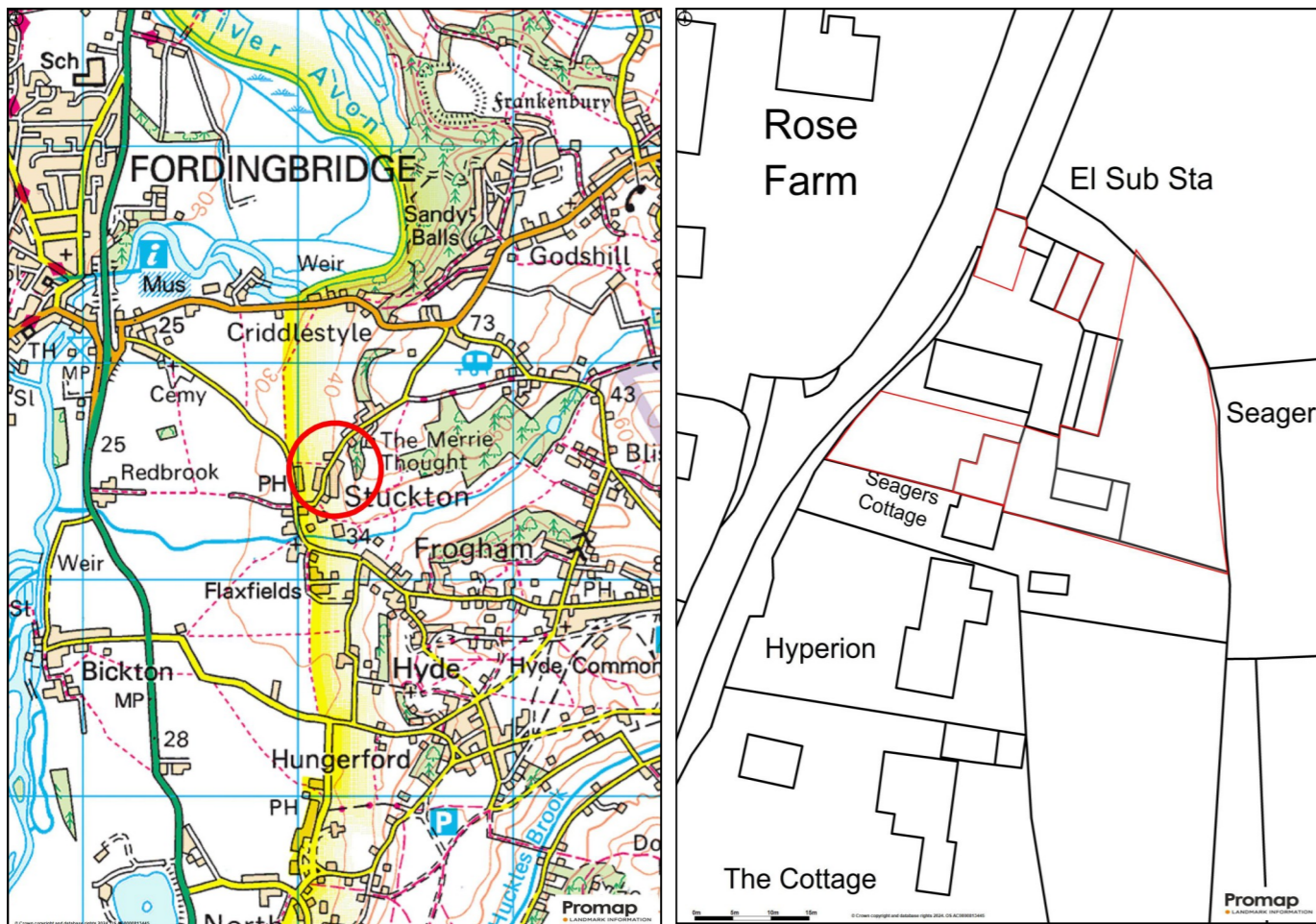


Adw03324/05/24

Seagers Farm, Stuckton, Fordingbridge SP6 2HG



A beautifully refurbished semi-detached Victorian Cottage within the New Forest National Park.

Hall, sitting room, dining room, kitchen/breakfast room, 3 bedrooms and shower room/WC. Separate outbuilding office/bedroom with en-suite shower room/WC. Attractive gardens with views over adjoining paddock land. Potting shed. Garage and parking space. Gas fired central heating (LPG). Upvc double glazed windows. EPC band F.

Guide Price: £625,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax band: D Amount payable 2024/25: £2215.95

Services: Mains water and electricity. Private drainage. LPG central heating.

Location: The property is located in an elevated, semi-rural, position within the popular New Forest village of Stuckton adjoining paddock land to the rear.

To locate: From our office in Fordingbridge proceed over the bridge, take the second turning right towards the A338, turn immediately left towards Stuckton. After the Three Lions turn left and the property will be found on the right hand side after approximately 1/4 mile.

The village of Stuckton has a public house and garden centre. The nearby villages of Frogham and Hyde also have a public house, a village hall in Frogham and a church, primary school, a farm shop/garden centre and café in Hyde. Fordingbridge offers a good selection of independent shops and eateries, a building society, public library and churches of various denominations. Schooling is located in Hyde (primary) which feeds in to Burgate School and Sixth Form in Fordingbridge. There are a number of private schools in the area, with Forres Sandle Manor in Sandleheath and Moyles Court School near Ringwood. The area is convenient for access to a number of important centres with Salisbury approximately 11 miles north, Ringwood and Bournemouth 6 and 18 miles to the south and Southampton approximately 20 miles to the south east. Junction 1 of the M27 can be reached at Cadnam, about 10 miles distant via the B3078. On the doorstep, the New Forest offers thousands of acres for keen walkers, cyclists and horse riders to enjoy.

Seagars Farm comprises a handsome Victorian cottage which has been tastefully refurbished by the current owners, who have retained and introduced character with oak floors, cast iron style radiators, wood burning stoves and a country kitchen. A useful brick-built outbuilding, currently used as a bedroom, provides additional accommodation or office space.

Timber door to hall:

Dining room: Engineered oak flooring. Wood burning stove standing on a brick hearth. Large storage cupboard. Stairs to first floor.

Sitting room: Engineered oak flooring. Wood burning stove. Built-in alcove storage and shelving.

Kitchen: Fitted with a range of country style base cupboards and drawers under oak work surfaces. Butlers sink. Wall units. Breakfast bar. Integrated fridge and freezer. Space for range cooker. Terracotta tiled floor. Stable door to rear porch and garden.

Stairs from dining room to first floor landing: Radiator. Loft access.

Bedroom 1: Radiator.

Bedroom 2: Radiator.

Bedroom 3: Radiator. (currently used as dressing room).

Shower room: Walk in rain shower. Pedestal washbasin. WC. Heater towel rail. Exposed floorboards.

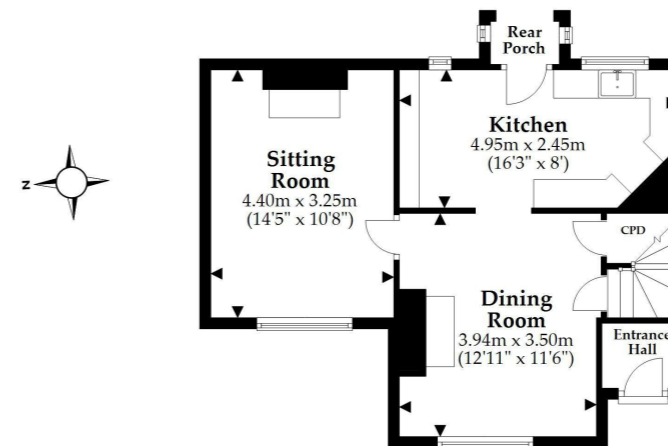
Separate annex/office: Currently used as a bedroom. Vaulted ceiling. Electric heating.

En-suite: Shower enclosure. Wash basin. WC.



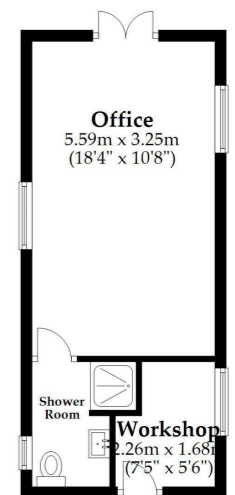
Ground Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



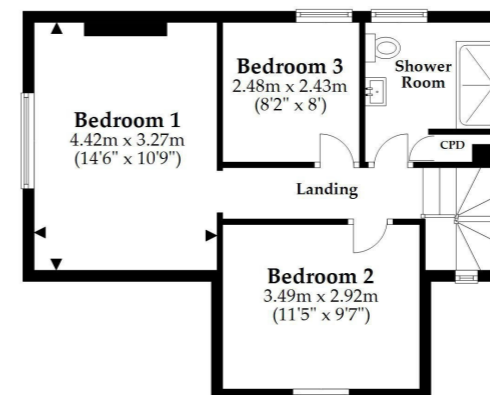
Outbuilding

Approx. 25.7 sq. metres (277.1 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 116.4 sq. metres (1253.4 sq. feet)

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

