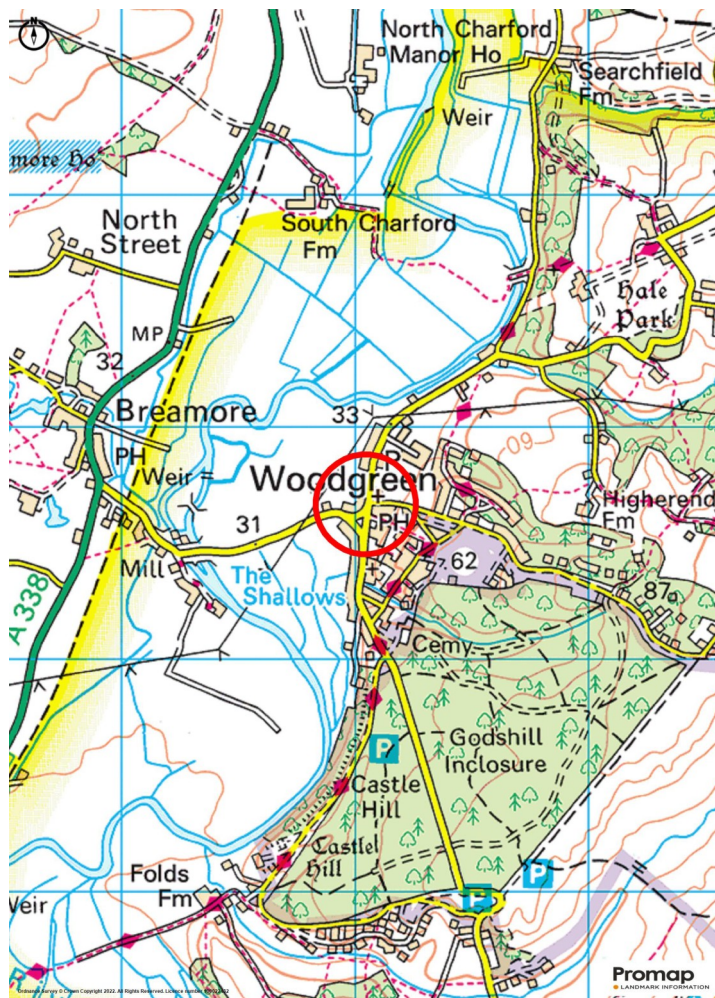


13 St Georges Cottages, Woodgreen, Fordingbridge SP6 2AQ



An extended semi-detached village house offering scope to update, located within the New Forest National Park.

Hall, sitting room, dining room, kitchen, utility room, bathroom/WC and 3 bedrooms. Oil fired central heating. Upvc double glazing. Garage and parking. Garden. No forward chain. EPC band E

Guide Price: £425,000 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: £2119.16

Services: Mains water and electricity. Private drainage (septic tank). Oil fired central heating.

Location: Centrally located within this popular New Forest village, close to the village shop, hall and public house.

To locate: From our office in Fordingbridge, proceed in the direction of Salisbury. After approximately 3 miles, when reaching the village of Breamore, turn right and proceed to Woodgreen. On entering the village the property will be found on the left hand side opposite the village hall.

The sought after New Forest village of Woodgreen has a community run post office/general stores, a public house and parish church and offers easy access to thousands of acres of the heath and woodland of the New Forest. Nearby Fordingbridge has further facilities with a range of independent shops and eateries, a building society, public library, medical centre and churches of various denominations. There are primary schools in the neighbouring villages of Breamore & Hale which fall within the catchment area for the Burgate Secondary School & Sixth Form in Fordingbridge. The area is convenient for access to a number of important centres with Salisbury some 9 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth approximately 20 miles to the south and the port of Southampton 18 miles distant. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3080.

A semi-detached house of traditional cavity wall construction with brick elevations under a tiled roof. Although well maintained by the current owner the property would now benefit from general updating, with potential to extend if desired (subject to planning).

Upvc door to:

Hall: Radiator. Stairs to first floor.

Bathroom: Fully tiled. Panelled bath. WC. Vanity washbasin. Radiator.

Sitting room: Tiled and timber fireplace. Radiator. Open to:

Dining room: Radiator. Patio door to garden.

Kitchen: Under stairs larder cupboard. Base cupboards and drawers under laminate work surface. Wall units. Space for electric cooker. Stainless steel sink. Radiator.

Utility room: Laminate work surface with space for washing machine under. Space for fridge/freezer. Oil fired boiler. Door to garden.

Stairs from hall to first floor landing: Radiator. Loft access.

Bedroom 1: Built-in wardrobes and over bed storage. Airing cupboard with hot water cylinder. Radiator.

Bedroom 2: Fitted wardrobes. Radiator.

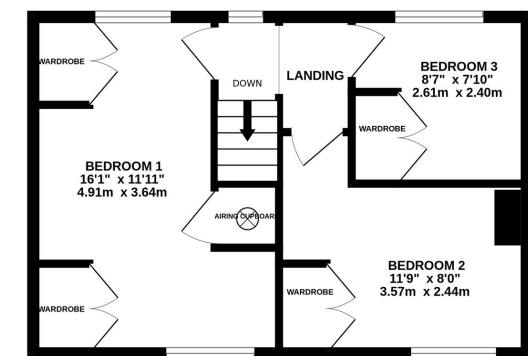
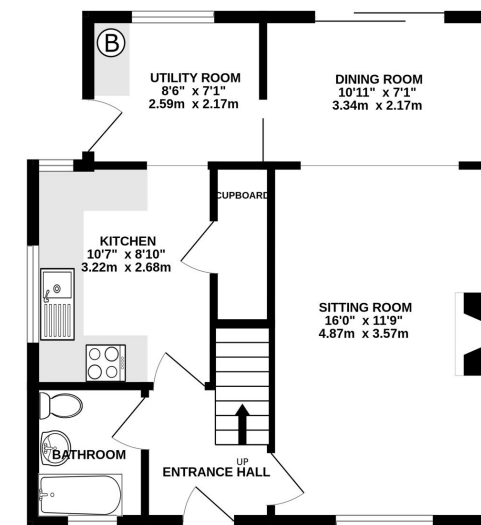
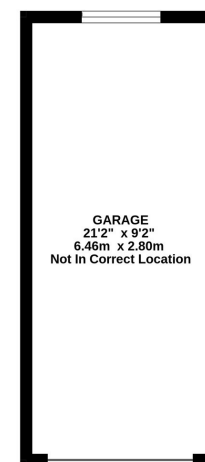
Bedroom 3: Fitted wardrobes. Radiator.

Outside: The property is approached over a driveway providing ample parking and leading to a detached, brick built single garage. Overlooking adjoining paddocks to the rear, the well-maintained gardens to the front and rear are laid mainly to lawn, with herbaceous planting, patio adjoining the dining room and greenhouse.



GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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