

## Canberra, Hyde Common, Frogham, Fordingbridge SP6 2HN



**A redevelopment opportunity in sought after location on the edge of Hyde Common, within the New Forest National Park Western Escarpment conservation area.**

Hall, sitting room, kitchen, rear porch, 2 double bedrooms and bathroom/WC. 0.08 acre plot with small dwelling (60 sq m) of non-standard construction. Electric heating. Garden. Parking. EPC band F.

**Guide Price: £275,000 Freehold**

Viewing: By arrangement with above sole agents.

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**Outgoings:** Council tax band D Amount payable 2024/25: £2,108.88

**Services:** Mains water and electricity. Private drainage (Septic tank).

**Location:** The property occupies an enviable location on the northern edge of Hyde Common with direct access to the New Forest National Park

**To Locate:** From our office in Fordingbridge, proceed over the bridge taking the second turning right and first left into Stuckton Road. Continue through the village and ascend Frogham Hill until reaching the crossroads. Bear right and after approximately 150 metres turn right (opposite Frogham Chapel) into a gravel lane with Hyde Common and the cricket pitch to your left. After a further 350 metres the property will be found on the right-hand side.

This idyllic location is supported by a number of local amenities with the popular village of Frogham having a public house and village hall, nearby Hyde has a church, primary school which is a feeder school to the Burgate School and Sixth Form Centre, located in Fordingbridge, a farm shop, garden centre and the "Potting Shed" cafe. Nearby Fordingbridge offers a range of local amenities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. The area is convenient for access to a number of important centres with Salisbury approximately 11 miles, 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.

The property comprises a detached bungalow of non-standard construction being timber framed with asbestos panels and rendered elevations under a asbestos tiled roof. Frogham is situated with the New Forest National Park and planning enquiries should be made with the New Forest National Park authority via their website [www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)

**Accommodation:**

**Hall:** Night storage heater.

**Sitting room:** Night storage heater,

**Kitchen:** Fitted with base cupboards, drawers and wall units. Laminated work surfaces. Stainless steel sink. Space for cooker, washing machine and fridge. Hot water cylinder. Door to:

**Rear porch:** Timber and polycarbonate construction with a door leading the garden.

**Bedroom 1:** Storage heater.

**Bedroom 2:** Storage heater.

**Bathroom:** Panelled bath. WC. Washbasin. Loft access.

**Outside:** The plot extends to approximately 0.08 acres.

