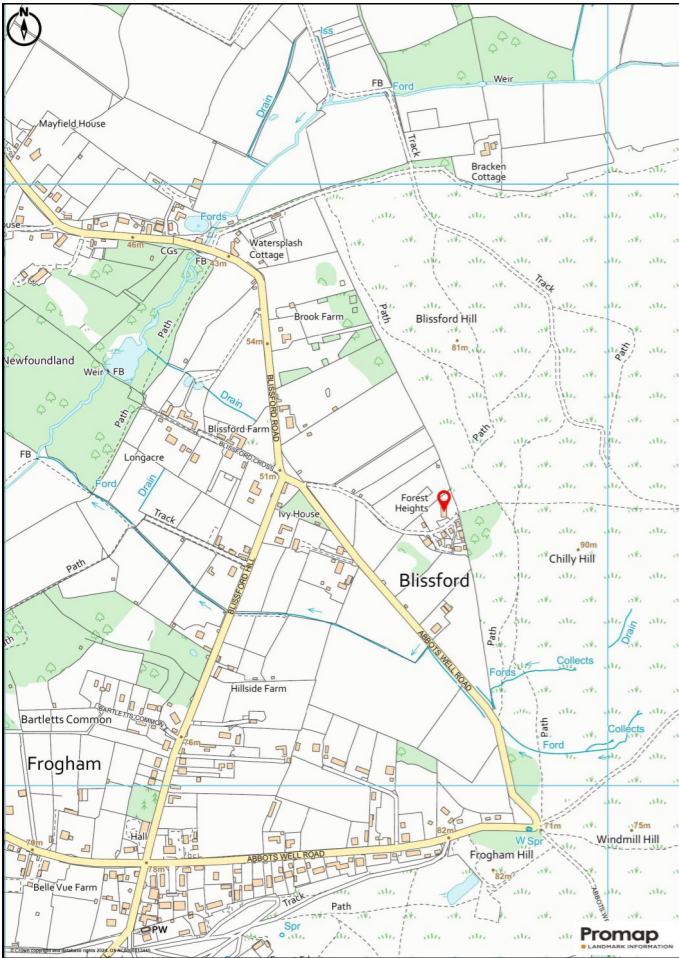


Adw03284/05/24

Forest Heights, Chilly Hill, Abbotswell Road, Blissford, Nr Fordingbridge SP6 2JF



Located in a stunning elevated position with far reaching views and directly adjoining the new forest, a detached chalet style house with versatile accommodation, large garden and 2.8 acres of paddocks.

Hall, sitting room, kitchen/dining room, utility room, 4 bedrooms, family and en-suite bathrooms. Attractive and well-planted garden. 2.8 acres comprising 2 paddocks with field shelters. Single and double garages, ample parking. Gas fired central heating (LPG). Upvc double glazed windows. EPC band F. No forward chain.

Guide Price: £895,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

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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: F Amount payable 2024/25: £3200.82
Services: Mains water and electricity. Private drainage. LPG central heating.

Location: The property is located in Chilly Hill, a small enclave of properties accessed from Abbotswell Road via a unmade track, located on high ground within the western escarpment of the New Forest National Park and providing direct access to the New Forest.

Nearby the villages of Frogham and Hyde have a public house, a village hall, church, pre-school and primary school, a farm shop/garden centre and the excellent Potting Shed café. Fordingbridge, 2 miles distant, 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 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 of heath and woodland, perfect for keen walkers, cyclists and horse riders to enjoy.

Forest Heights occupies a fabulous, peaceful location on high ground providing uninterrupted, far reaching views to the south and west. An interesting property offering flexible accommodation that benefits from 2 well-drained paddocks with field shelters and direct forest access to thousands of acres of traffic free riding. Built of traditional cavity wall construction with brick elevations under a tiled roof, this individually designed property offers the following accommodation:

Covered entrance with timber door to:

Hall: Stairs to first floor. Radiator. Airing cupboard with hot water cylinder and shelving. Steps down to:

Sitting room: Part vaulted ceiling. Brick fireplace with wood burning stove. French doors to patio and garden. Door to:

Conservatory: With magnificent and far reaching views. Aluminium construction on a brick plinth with tiled floor. French doors to patio and garden.

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Electric hob. Electric double oven. Space for under counter fridge. Polycarbonate sink. Radiator.

Utility room: Fitted with base and wall cupboards. Laminate work surface. Stainless steel sink. Space for washing machine and dryer. Doors to garage and useful covered area and garden beyond. Gas fired boiler (LPG).

Bedroom 2: Double aspect with far reaching views. Built in wardrobe. Radiator.

Bedroom 3: Built in wardrobe. Radiator.

Bedroom 4 (currently used as a study): Wardrobe recess. Radiator.

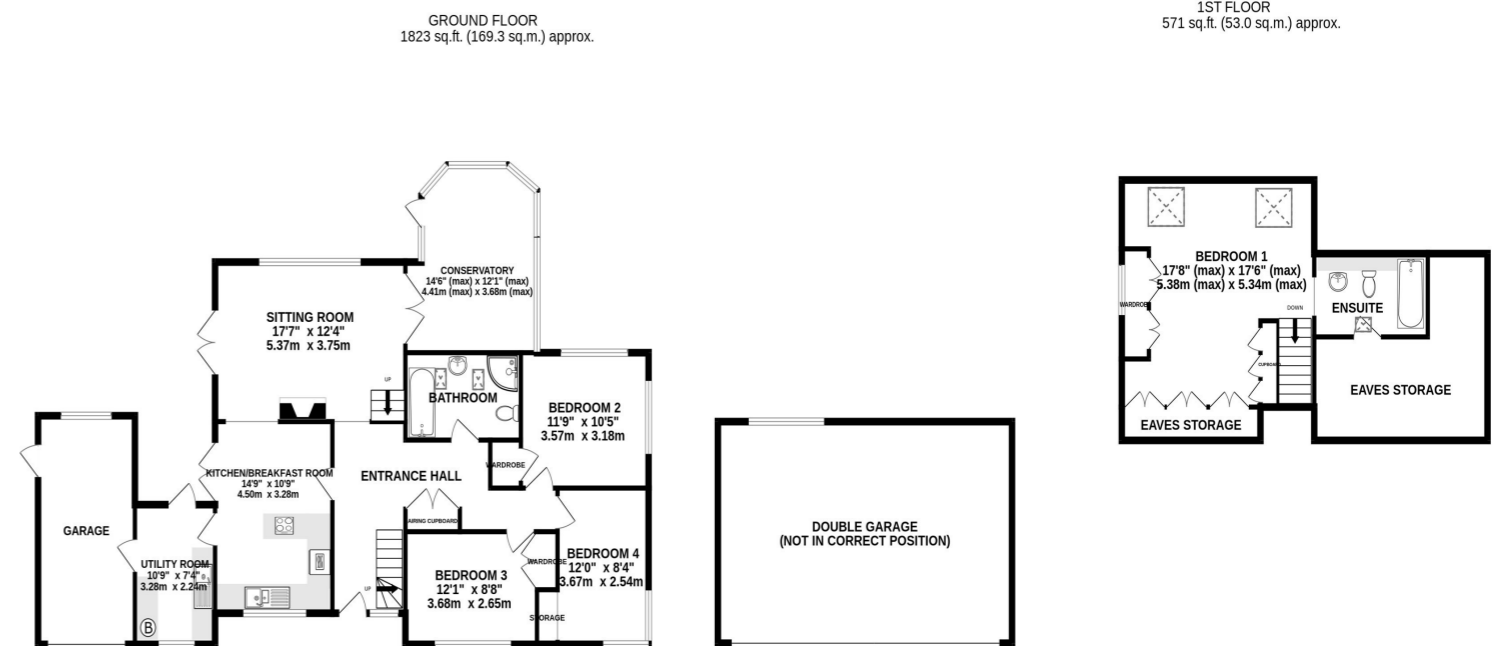
Family bathroom: Fully tiled and fitted with a panelled bath. Shower enclosure with mains shower fitted. Vanity washbasin. WC. Heated towel rail.

Stairs from hall to:

Bedroom 1: Skilling ceilings with large Velux windows. Eaves storage and built in wardrobes. Stripped pine flooring. Radiator.

En-suite bathroom: Panelled bath. Pedestal washbasin. WC. Bidet. Radiator. Door to access walk-in spacious eaves storage offering potential to create another room if desired (subject to planning).

Outside: The property is approached via a unmade track that is maintained jointly by the residents of Chilly Hill and through double 5 bar gates leading to a generous driveway, a single and a detached double garage with electric up and over door. The gardens have been thoughtfully planted by the current owners with some beautiful shrubs and trees, complimenting the surrounding countryside. There is a large patio on the west side of the property, accessed from the sitting room, conservatory and kitchen/dining room. Various outbuildings including a timber built store, log store, shed and summerhouse. A large kitchen garden with 4 greenhouses.



TOTAL FLOOR AREA : 2394 sq.ft. (222.4 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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