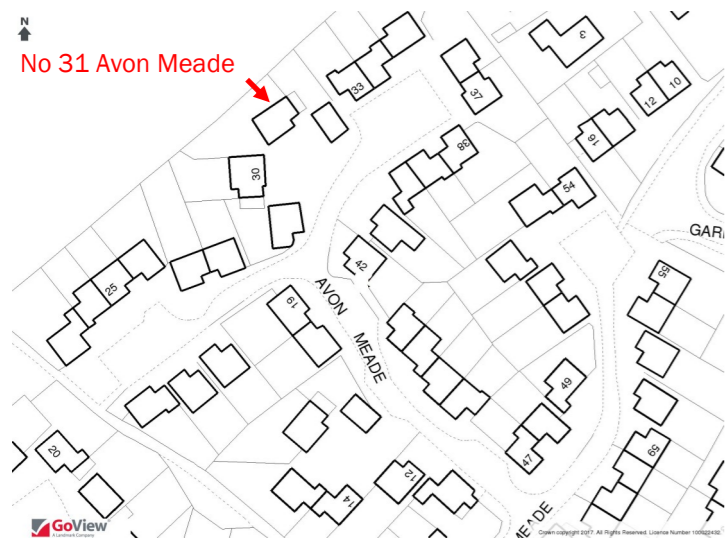
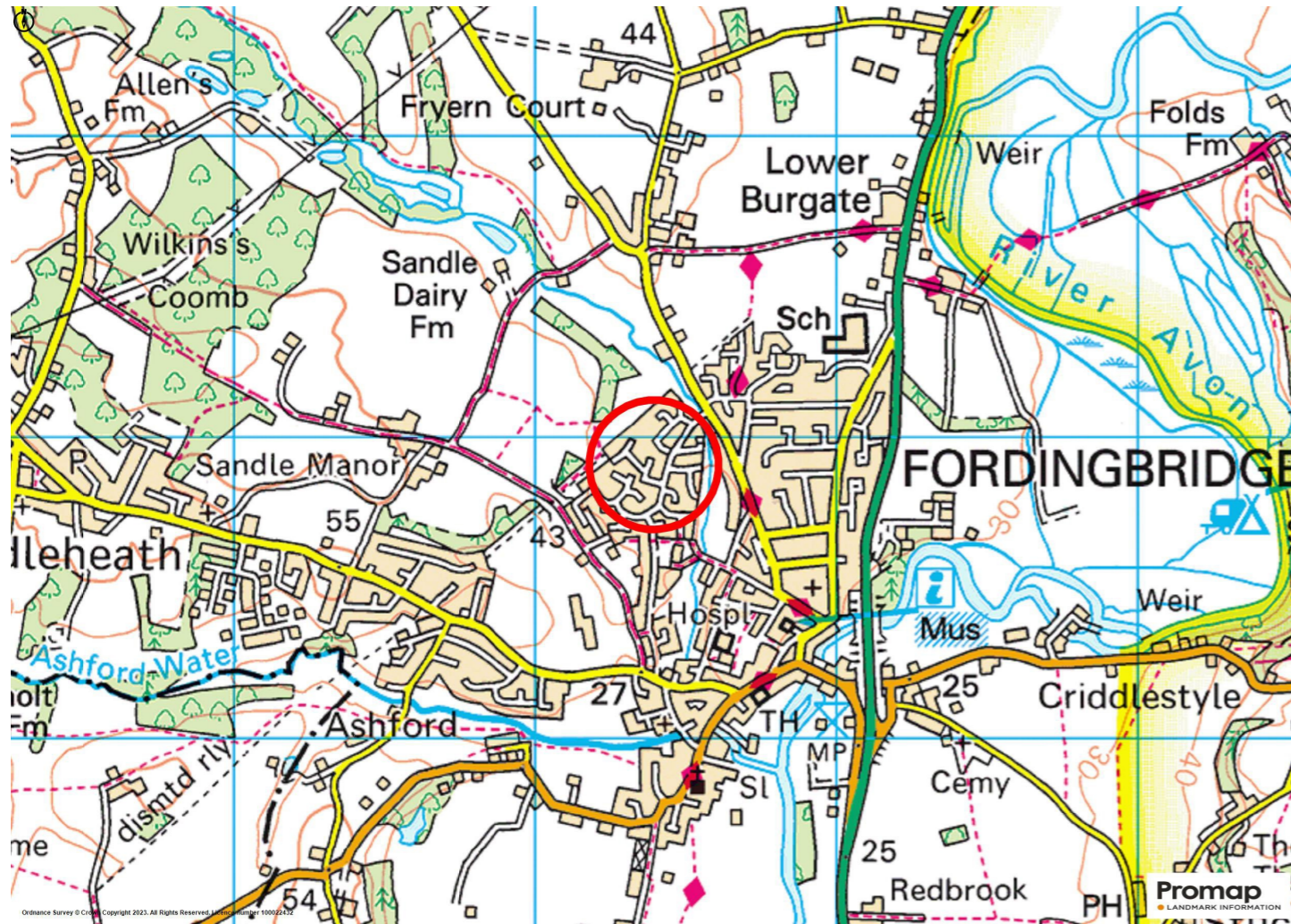


31 Avon Meade, Fordingbridge, Hampshire SP6 1QR



An extended, updated and beautifully presented detached family home situated in a popular and convenient location close to schools, local amenities and open countryside.

Enclosed porch, hall, sitting room, family kitchen/dining room, cloakroom/WC, 4/5 bedrooms, bathroom/WC and en-suite shower room/WC. Attractive garden. Upvc double glazing. Gas fired central heating. Garage and parking. EPC band C.

Guide price: £515,000 Freehold.

Viewing: Strictly by prior appointment with 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 banding: D Rate payable : 2024/25: £ 2,215.95

Services: Mains water, electricity, gas & drainage.

Agents note: Please note there is currently a planning application to create an access road through the paddocks to the rear of the property, the plans can be viewed at planning.newforest.gov.uk reference: 24/10651

Location: The property is in a popular and convenient location within easy access for country walks yet within walking distance of the town centre, local schools and main bus route.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Opposite the Fire station turn right into Normandy Way and continue to the next T-junction. Turn right into Parsonage Park Drive and next left to Avon Meade.

Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, post office, public library and churches of various denominations. The Burgate Secondary School & Sixth Form Centre and Infant and Junior Schools are situated towards the northern outskirts of the town. The medical centre is located near the Avonway Community Centre adjacent to the central car park. The town, which lies conveniently to the west of the New Forest Park boundary, is within easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth and the south coast approximately 17 miles to the south, and Southampton about 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, some 9 miles via the B3078. There is a frequent X3 bus service between Salisbury & Bournemouth stopping at Fordingbridge & Ringwood.

Built in the 1980s, the property is of traditional cavity wall construction with brick elevations under an interlocking tiled roof. Having been extended and improved by the current owners the well-balanced accommodation is very well presented and provides light and airy accommodation in a quiet and convenient location.

Upvc entrance door to:

Enclosed entrance porch: Built-in storage.

Hall: Stairs to first floor. Under stairs cupboard. Radiator.

Cloakroom: WC. Vanity washbasin. Radiator.

Sitting room: Stone fireplace with gas fire fitted. Radiator. French doors to patio and double doors to family kitchen.

Kitchen/living/dining room: Fitted with a range of base cupboards, drawers and wall units with integrated washing machine and dishwasher. Laminate work surfaces. Polycarbonate sink. Space for range cooker with extractor over. Space for fridge/freezer. Broom cupboard. 2 radiators. Karndean flooring. Double and single doors to garden.

Stairs from hall to first floor landing: Loft access. Airing cupboard with lagged hot water cylinder.

Bedroom 1: Built-in wardrobe. Radiator.

Bedroom 2: Built-in wardrobe. Radiator.

Study/bedroom 5: Radiator. Leading to;

Bedroom 3: Built-in wardrobe. Radiator.

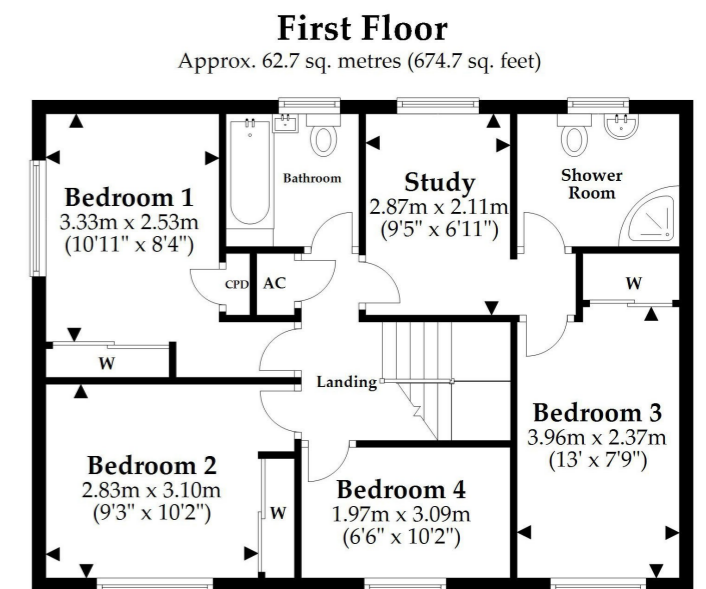
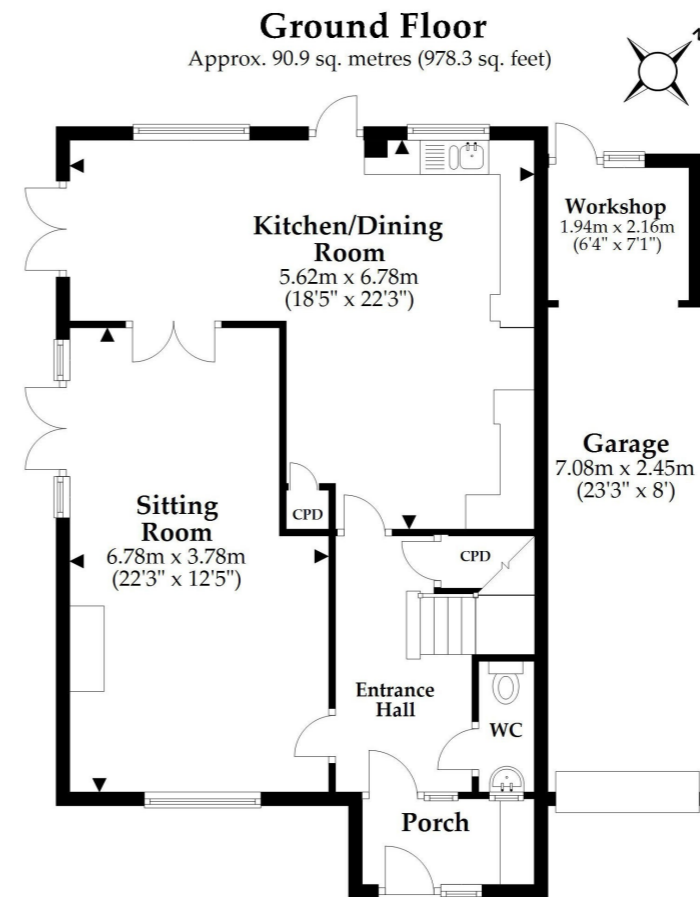
En-suite shower room: Shower enclosure with mains shower fitted. Pedestal washbasin. WC. Radiator.

Bedroom 4: Radiator.

Family bathroom: Panelled bath with shower over. Pedestal washbasin. WC. Radiator.

Outside: The property is approached from Avon Meade over a driveway providing parking for 2/3 cars and leading to the extended **single garage** with electric roller door and workshop area housing gas fired boiler and a personnel door to the garden.

The well-designed and beautifully maintained garden has a large patio area, perfect for alfresco dining, lawn and established planting creating a calm and tranquil outside space.



Total area: approx. 153.6 sq. metres (1653.0 sq. feet)

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

