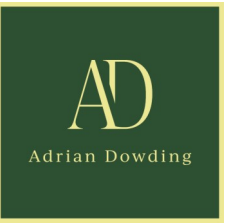


Adw02610/01/25



2 Westgrove, Fordingbridge, Hampshire SP6 1LS



A modern detached family home well-located in a quiet cul-de-sac within easy reach of the Town centre and local amenities.

Hall, cloakroom/WC, sitting room, conservatory, dining room, kitchen, utility, principle bedroom with en-suite bathroom/WC, 2 further bedrooms and family shower/WC. Attractive garden with stream. Office and store room. Garage and parking. Upvc double glazing. Gas fired central heating, EPC band C. Vendor suited.

Guide Price: £595,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

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Misrepresentation Act 1967—These particulars are believed to be correct but their accuracy is not guaranteed. They do not constitute an offer or contract. All measurements are given as a guide only. These particulars are issued on the understanding that all negotiations are carried out through Adrian Dowding.

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, electricity, gas and drainage.

Location: The property is situated in a quiet cul-de-sac location, backing onto private light woodland, a short distance from the Town centre.

To locate: From our office in Bridge Street, proceed along the High Street bearing right into Shaftesbury Street. Turn right into Normandy Way and immediately right into Westgrove.

Fordingbridge provides a good selection of independent shops and eateries along with a building society, public library and churches of various denominations. The medical centre is situated near the main car park and the local schools are just to the north of the town centre. These comprise the Infant and Junior schools in Pennys Lane and the Burgate Secondary School and Sixth Form Centre. The town is convenient for access to a number of important centres with Salisbury some 11 miles to the north, Ringwood 6 miles to the south, Bournemouth and Poole approximately 17 miles, whilst Jct 1 of the M27 can be reached at Cadnam about 9 miles and the port of Southampton approximately 18 miles. There is a regular bus service between Fordingbridge and Salisbury/Bournemouth. The New Forest National Park is located approximately 2 miles to the East and the coast approximately 15 miles to the south.

The property is of traditional cavity wall construction, with brick elevations under a tiled roof. The well-arranged accommodation leads on to the attractive and beautifully maintained garden, with a small stream running through. The property is presented in good order throughout with scope to alter/extend if desired.

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

Cloakroom: WC. Washbasin. Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Stainless steel sink. Integrated double oven. Electric hob with extractor over. Integrated fridge and dishwasher.

Dining room: Bay window with door to patio area. Radiator.

Utility room: Base cupboards with laminate work surface and stainless steel sink. Space for washing machine. Gas fired boiler.

Sitting room: Adams style fireplace with fitted gas fire. 2 radiators. French doors to:

Conservatory: Upvc and glass construction with views over the attractive garden.

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

Bedroom 1: Fitted with a range of built-in furniture including wardrobes, drawers and a dressing table. 2 radiators.

En-suite: ‘P’ bath with mains shower over. Vanity washbasin and WC. Heated towel rail.

Bedroom 2: Built-in wardrobes. Radiator.

Bedroom 3: Box bay window. Radiator.

Family shower room: Walk-in shower with mains shower. Vanity washbasin and WC. Heated towel rail.

Outside: The property is approached over a block paved driveway leading to a single garage with electric up and over door. Access from the garage to a store area and home office. The front garden is enclosed by a dwarf brick wall and leads to a patio area accessed from the dining room. The rear garden provides a peaceful haven, laid mainly to lawn and bisected by a stream, with patio areas perfect for alfresco dining. A summerhouse, greenhouse and open storage area are useful additions to the garden.

