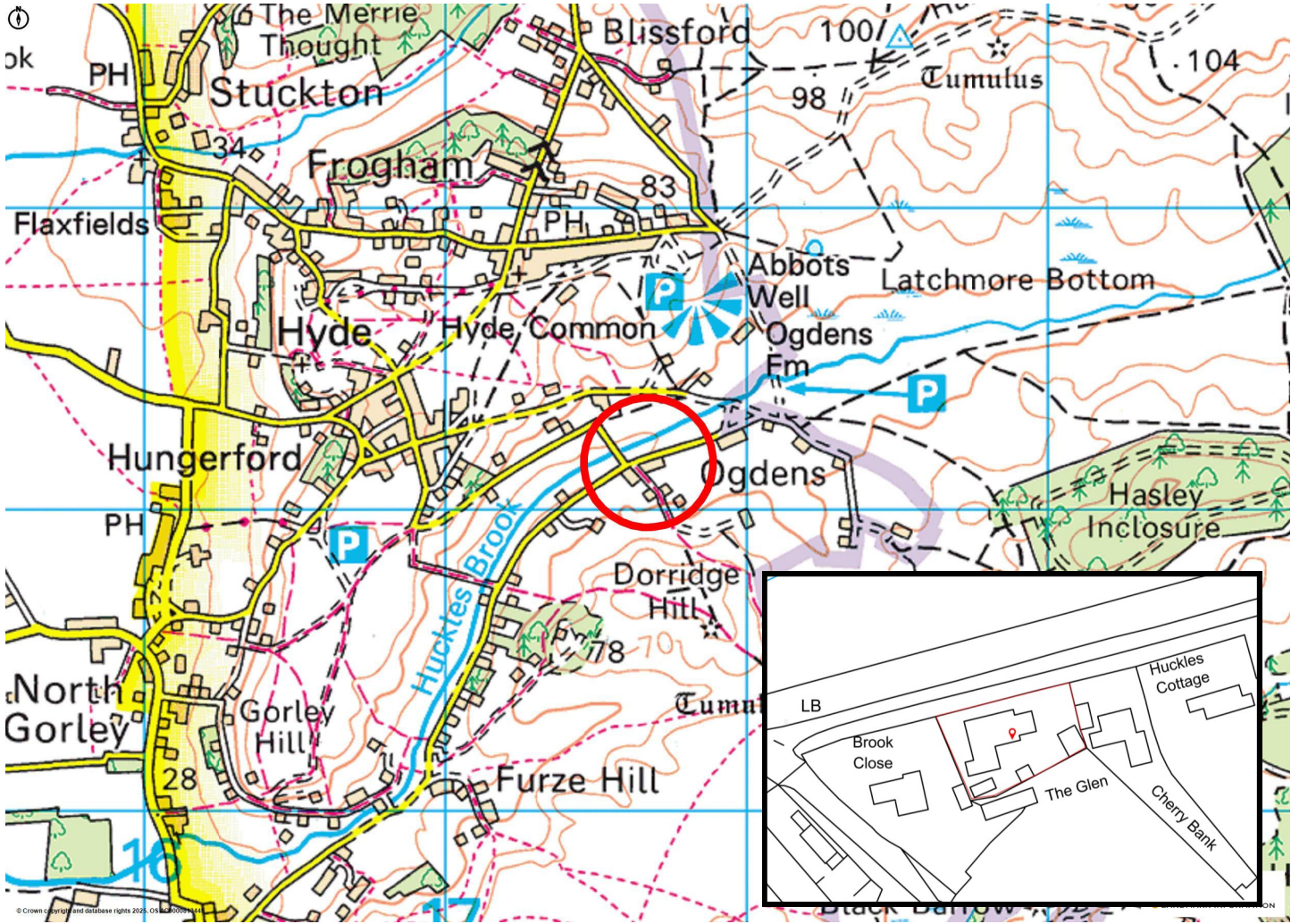


The Glen, Ogdens, Fordingbridge, Hampshire SP6 2PZ



A tastefully presented and well-arranged chalet style house offering flexible accommodation, located within the New Forest National Park.

Large entrance hall, stunning kitchen/breakfast room, dining room, sitting room, utility room, shower room/WC, principle bedroom with ensuite shower room/WC, 2 further double bedrooms and family bathroom/WC. OFCH. Upvc double glazing. Summerhouse with wood burning stove. Enclosed private garden. Parking. EPC band D.

Guide Price: £925,000 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: E Amount payable 2025/26: £2700.65

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Location: The property is located within the New Forest National Park, within a short walk of the open forest.

To locate: From our office in Fordingbridge take the B3078 towards Godshill, turning right opposite the Southampton Road garage. Continue on to the A338 towards Ringwood, after approximately 1 mile turn left towards Hyde at the Bickton Crossroads. Continue over the cattle grid and ascend the hill to Hyde Common where you turn right immediately before Hyde School. Proceed past Hyde garden shop, into Ogdens Valley. After approximately a mile, at the crossroads turn left and The Glen will be found on your right hand side after a short distance.

The nearby village of Hyde has a church, hall and a primary school which is a feeder school to the Burgate School and Sixth Form Centre, located in Fordingbridge. There is also a garden centre, shop and popular café, The Potting Shed. Nearby Frogham and North Gorley have well regarded public houses. 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 particularly convenient for access to a number of important centres with Salisbury some 11 miles to the north and Ringwood and Bournemouth 6 and 17 miles respectively to the south. Junction 1 of the M27 can be reached at Cadnam, approximately 10 miles to the south east. Southampton is about 18 miles.

The Glen provides an opportunity to purchase a beautifully presented, updated and extended home in a peaceful, sought after New Forest hamlet with easy access to 90,000 acres of woods and open heathland perfect for the outdoor enthusiast. The well arranged and spacious accommodation offers flexibility and is arranged as follows;

Oak framed porch to oak door with sidelights leading to:

Spacious entrance hall: Limestone floor. Radiator. Stairs to first floor.

Utility room: Ceramic tiled floor. Fitted with a range of base cupboards, tall cupboards, laminated work surfaces. Space and plumbing for washing machine and dryer. Grant oil fired boiler and hot water tank.

Shower room: Walk in shower with mains shower fitted. Washbasin with storage under. WC. Heated towel rail. Ceramic tiled floor.

Kitchen/breakfast room: A range of shaker style base cupboards, drawers, including pan drawers and wall display units provide ample storage. Fitted appliances include double electric ovens, bin drawer, dishwasher and wine fridge. A central island with matching quartz work surface and induction hob.

Dining room: Wood burning stove. Bi-fold doors open to garden.

Sitting room: Wood burning stove. Bi-fold doors to garden. Lantern roof.

Bedroom 1: Fitted wardrobes. French doors to garden and stable door to driveway.

En-suite: Walk-in rain shower. Vanity washbasin. WC.

Shower room: Walk-in shower. Wall hung vanity washbasin. WC. Heated towel rail.

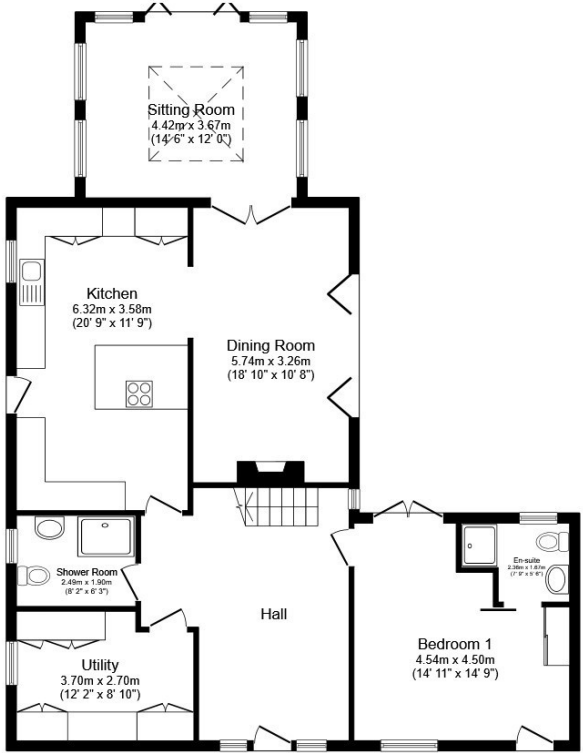
Stairs from hall to first floor landing:

Bedroom 2: Fitted wardrobes.

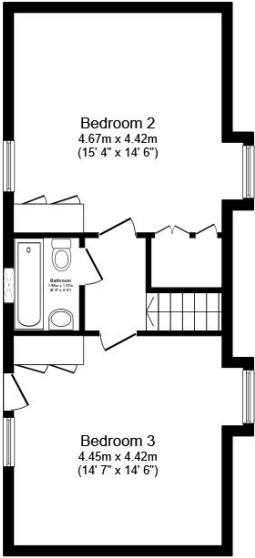
Bedroom 3: Fitted wardrobe.

Bathroom: Fitted with a free standing bath. Wall-hung vanity unit with washbasin. WC.

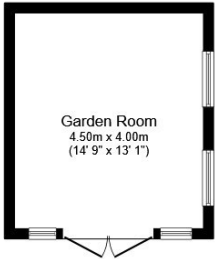
Outside: The property is approached over a gravel drive providing off road parking. The private and enclosed garden has been thoughtfully designed for outside living with patio areas, a summerhouse with wood burning stove and power, a patio area with a hot tub under a pergola.



Ground Floor
Floor area 115.2 sq.m. (1,240 sq.ft.)



First Floor
Floor area 49.4 sq.m. (532 sq.ft.)



Outbuilding
Floor area 17.7 sq.m. (191 sq.ft.)

Total floor area: 182.3 sq.m. (1,963 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io