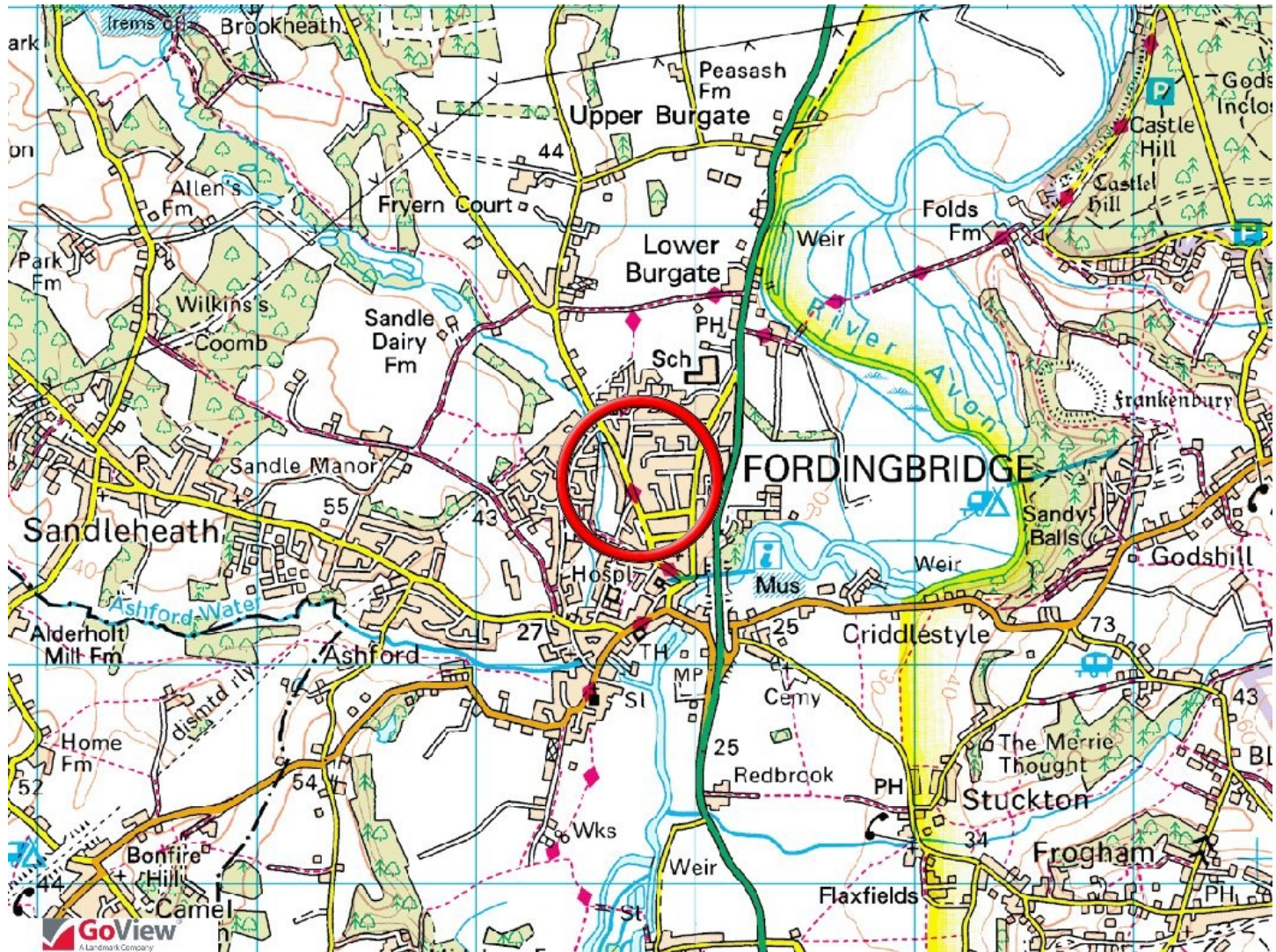


62 Whitsbury Road, Fordingbridge, Hampshire SP6 1LA



A detached Edwardian house now requiring modernisation and offering potential to extend (subject to planning) conveniently located for schools, local amenities and main bus route.

Hall, study area, sitting room, dining room, kitchen, utility room, shower room/WC and 3 bedrooms.  
Large garden. Garage and parking. GFCH. Upvc double glazing. No forward chain. EPC band D.

**Guide Price: £395,000 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](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://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 : 2025/26: £2,322.87

**Services:** Mains water, electricity and gas. Private drainage (septic tank).

**Location:** The property is located in a popular and convenient position within easy reach of the town centre, local schools and the main bus route.

**To locate:** From our office in Bridge Street, turn right at the mini-roundabout and then left into Green Lane after the Post Office. Continue until Green Lane meets Whitsbury Road and the property will be found on right hand side.

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.

An attractive, Edwardian detached house with facing brick elevations under a slate roof offering scope to update, reconfigure or extend (subject to planning), however already benefits from modern gas fired central heating via a combi boiler via radiators and Upvc double glazed windows and doors.

**Composite door to entrance hall:** Radiator. Under stairs cupboard. Stairs to first floor.

**Sitting room:** Tiled fireplace. 2 Radiators. Bay window to front.

**Study area/inner hall leading to:**

**Dining room:** Tiled fireplace. Alcove shelving. Radiator.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Stainless steel sink. Linen cupboard. Integrated double electric ovens, 4 zone solid plate electric hob with extractor over. Under counter fridge. Radiator. Door to garden.

**Utility room:** Wall mounted gas fired boiler. Washing machine under a laminate work surface. Storage.

**Shower room:** Glazed shower unit with mains shower fitted. Vanity washbasin. WC. Heated towel rail.

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

**Bedroom 1:** 2 Radiators.

**Bedroom 2:** Radiator.

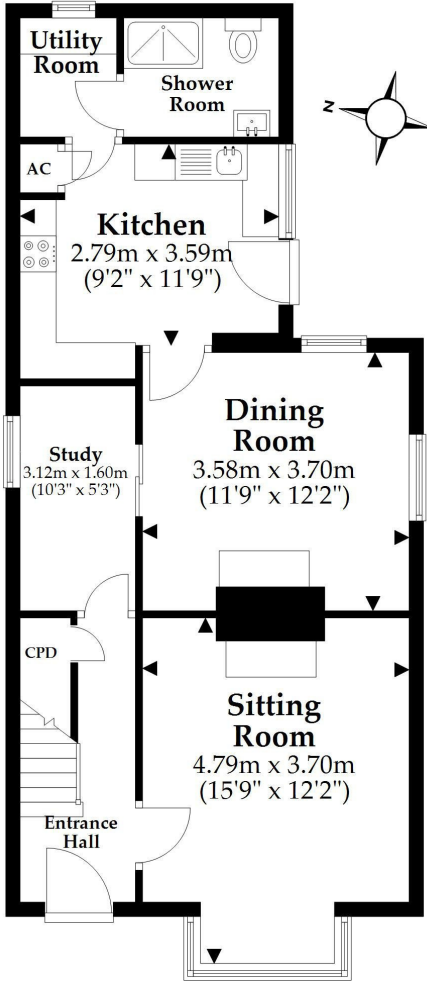
**Bedroom 3:** Radiator.

**Outside:** The enclosed front garden is laid to lawn with side access to the rear, south and east facing garden. The garden is laid mainly to lawn, with mature hedging to the adjoining boundaries, a patio and summerhouse. There is rear vehicular access from Queens Gardens where there is off road parking and a detached single garage.



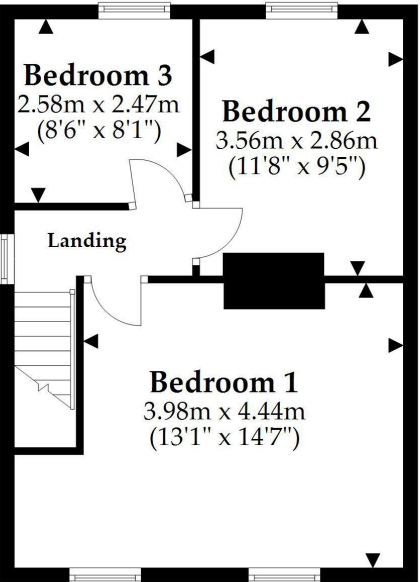
### Ground Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



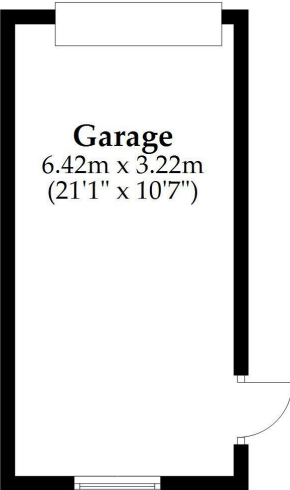
### First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



### Garage

Approx. 20.7 sq. metres (222.5 sq. feet)



Total area: approx. 120.7 sq. metres (1298.8 sq. feet)

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

