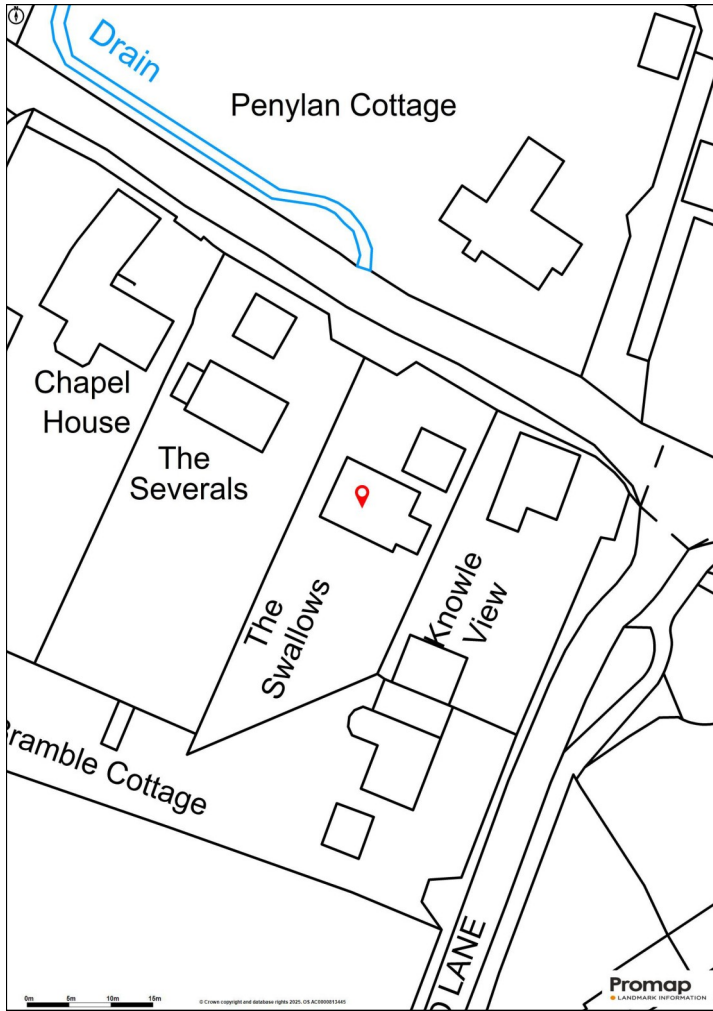


**The Swallows, Martin, Fordingbridge, Hampshire SP6 3LR**



**A spacious detached family home with south facing garden and scope to update.**

Hall, cloakroom/WC, kitchen, breakfast room, sitting room, dining room and conservatory. 4 bedrooms, en-suite and family bathrooms. Oil fired central heating. Large garden. Detached double garage and ample parking. No forward chain. EPC band D.

**Guide Price: £645,000 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 2025/26   £3232.88

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

**Location:** The property is well located within the attractive Downland village of Martin.   Close by, Martin Down is an area of some 750 acres, which has an SSSI designation and is managed by English Nature.

**To locate:** From Fordingbridge, proceed towards Damerham, passing through the village of Sandleheath en route. Take the second turning right past the Compasses Inn when reaching Damerham and proceed for a further four miles or so until reaching Martin, continue through the village until The Swallows will be found on the left hand side shortly after Townsend Lane.

Martin has an active community, a parish church and a social club along with a well-supported community shop. For additional day-to-day shopping and other amenities, Fordingbridge has a variety of independent shops and eateries, a building society and churches of various denominations. There is also a medical centre and public library. The City of Salisbury (where there is a mainline rail station for London Waterloo) can be reached via the A354 (Salisbury to Blandford road) at a junction approximately 1 mile distant, where there is a wider range of facilities. Local infant/junior schooling is at Western Downland (located in Damerham and Rockbourne) and feeds into Burgate School in Fordingbridge. There’s further state and private schooling available in Salisbury.

The well proportioned accommodation now offers scope to update or extend (subject to planning) to create a lovely family home with a south facing garden offering a good degree of privacy with the delightful backdrop of Martin Down.

**Canopy porch with door to:**

**Hall:** Storage cupboard. Stairs to first floor.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. 1 1/12 bowl sink. 5 burner gas hob (LPG) with extractor over. Electric oven. Plumbing and space for dishwasher. Open to **Breakfast room**.

**Conservatory/utility room:** Space and plumbing for washing machine. Door to garden.

**Sitting room:** Stone fireplace. Patio doors to garden. Open to **Dining area**.

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

**Bedroom 1:** Far reaching views toward Martin Down. Built-in wardrobe.

**En-suite bathroom:** Panelled bath with shower over. WC. Washbasin. Heated towel rail.

**Bedroom 2:** Dual aspect windows.

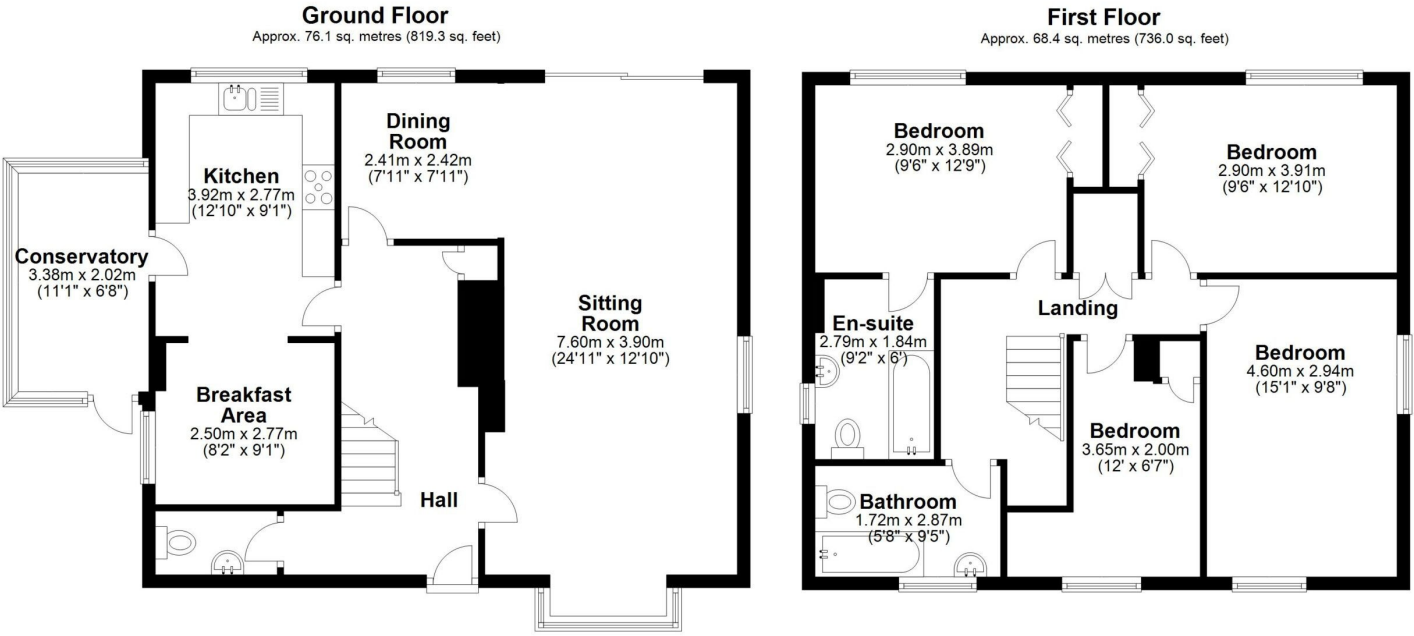
**Bedroom 3:** Far reaching views toward Martin Down. Built-in wardrobe.

**Bedroom 4:** Front aspect. Built-in cupboard.

**Family Bathroom:** Panelled bath. WC. Washbasin. Heated towel rail.

**Outside:** The property is approached through a five bar gate to the driveway, providing generous parking and leading to a detached double garage with 2 up and over doors and a personal door.

The south facing rear garden is laid mainly to lawn with established hedge and shrub planting. A patio adjoins the house, accessed from the sitting room, providing a perfect spot of alfresco dining.



Total area: approx. 144.5 sq. metres (1555.3 sq. feet)