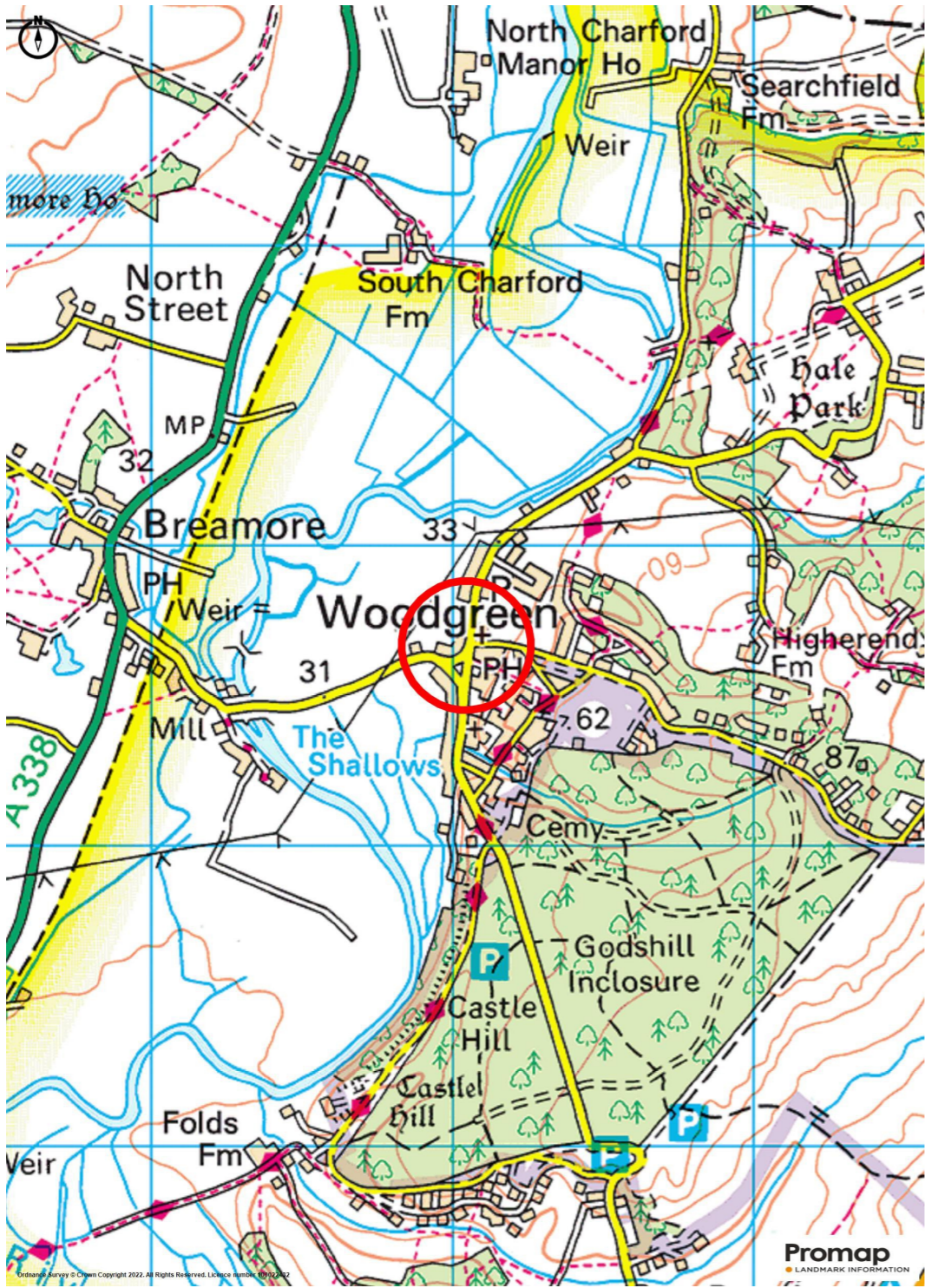


Doran, Hale Road, Woodgreen, Fordingbridge SP6 2AJ



A detached chalet style house in need of updating and with potential to extend (subject to planning), located within the New Forest National Park.

Enclosed porch, hall, sitting room, dining room, kitchen, conservatory, study/bedroom 4, cloakroom/WC, 3 bedrooms and bathroom/WC. Electric heating. Upvc double glazing. Parking and garage. Garden. EPC band F.

Guide Price: £495,000 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: £2715.26

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

Location: Located within this popular New Forest village, close to the village shop, hall and public house.

To locate: From our office in Fordingbridge, proceed in the direction of Salisbury. After approximately 3 miles, when reaching the village of Breamore, turn right and proceed to Woodgreen. On entering the village continue past the Horse & Groom pub, bearing left into Hale Road, a short distance after the shop the property will be found on left hand side, opposite Dodgson Close.

The sought after New Forest village of Woodgreen has an excellent community run post office/general stores, a public house and parish church and offers easy access to thousands of acres of the heath and woodland of the New Forest National Park. Nearby Fordingbridge has further facilities with a range of independent shops and eateries, a building society, public library, medical centre and churches of various denominations. There are primary schools in the neighbouring villages of Breamore & Hale which fall within the catchment area for the Burgate Secondary School & Sixth Form in Fordingbridge. The area is convenient for access to a number of important centres with Salisbury some 9 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth approximately 20 miles to the south and the port of Southampton 18 miles distant. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3080.

A detached chalet style house of traditional construction with rendered elevations under a tiled roof. The property sits in a good size garden plot adjoining paddocks to the rear and offers scope update.

Enclosed Upvc entrance porch: Quarry tiled floor.

Hall: Electric storage heater. Under stairs cupboard. Stairs to first floor.

Cloakroom: WC. Vanity washbasin.

Study/bedroom 4: Radiator.

Bedroom 3: Electric wall heater.

Sitting room: 2 night storage heaters. Tiled fireplace with wood burning stove fitted. Open to:

Dining room: Night storage heater. Walk-in storage cupboard. Sliding patio door to garden.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Stainless steel sink. Space and plumbing for washing machine and dishwasher. Night storage heater. Door to garage.

Conservatory: Upvc double glazed construction. French doors to garden.

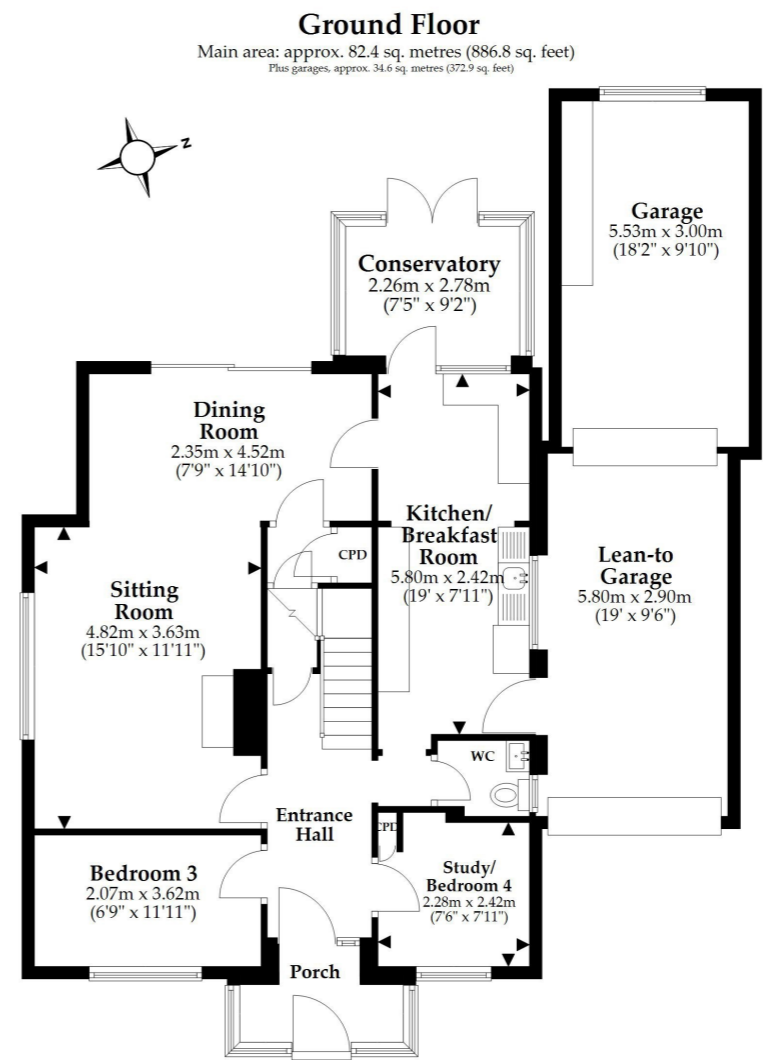
Stairs from hall to first floor landing: Loft access.

Bedroom 1: Electric wall heater. Eaves storage.

Bedroom 2: Electric wall heater. Eaves storage.

Bathroom: Panelled bath. Pedestal wash basin. WC.

Outside: The property is approached through a five bar gate and over a paved driveway providing ample parking and leading to a tandem garage/workshop. The front garden is laid mainly to lawn with planted borders. The rear garden is laid to lawn with established hedging and mature shrubs. There are 2 sheds, in need of replacement, and a greenhouse.



Main area: Approx. 120.5 sq. metres (1296.8 sq. feet)
Plus garages, approx. 34.6 sq. metres (372.9 sq. feet)

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

