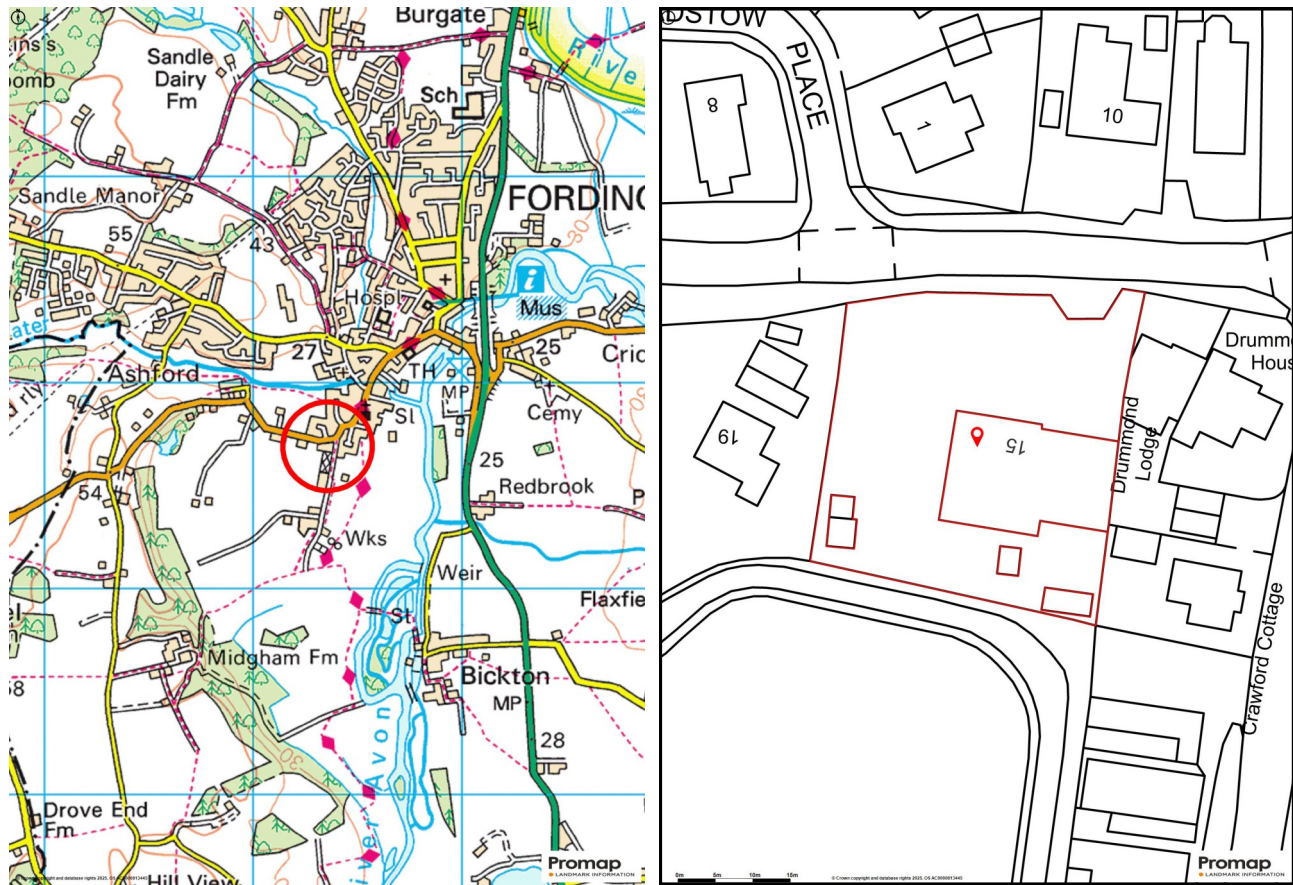


15 Bowerwood Road, Fordingbridge, Hampshire SP6 1BL



A substantial and flexible family home with over 4000 square feet of living accommodation, offering potential to adapt for multigenerational living.

Porch, hall, study, dining room, kitchen/breakfast room, generous sitting room, bedroom 4, bathroom/WC, utility room, cloakroom/WC and laundry. 3 double bedrooms with en-suite shower rooms/WC. Garden with outbuildings. Generous parking and 4 car garage with store. Gas fired central heating. Double glazing. EPC band TBA. No forward chain.

Guide Price: £795,000 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: £2839.06

Services: Mains water , electricity, gas and drainage.

Location: The property enjoys a convenient location on the edge of Fordingbridge adjoining farmland to the rear.

To locate: From our office in Fordingbridge, turn left onto the High Street, bearing left onto Provost Street, continue past the church and into Bowerwood Road where the property will be found on the left hand side.

The Avonside town of Fordingbridge lies on the western edge of the New Forest National Park. It offers a variety of independent shops and eateries, a building society, public library, churches of various denominations and a medical centre. Infant, Junior and Secondary Schools are located on the northern edge of the town. The area is also served by a number of independent schools, including Forres Sande Manor in nearby Sande Heath and Moyles Court School near Ringwood. Transport links are good with the X3 bus service providing regular connections to Salisbury (11 miles north), which has a mainline railway station offering direct services to London Waterloo in approximately 1 hour 40 minutes. The service also connects to Ringwood (6 miles) and Bournemouth (18 miles). Road connections are equally convenient, with Junction 1 of the M27 accessible at Cadnam (approximately 10 miles via the B3078), and the port of Southampton located around 20 miles away.

The property comprises a chalet style house of traditional cavity wall construction with rendered elevations under a tiled roof providing generous and flexible accommodation with scope to reconfigure and create living spaces for multigenerational living if required. The garden provides a good degree of privacy with a number of outbuildings and far reaching views over adjoining farmland to the rear.

Storm porch to oak front door giving access to the Entrance Hall: Parquet flooring. Radiator. Stairs to first floor.

Library/study: Lantern roof filling the study area with natural light. French doors to garden. Radiator. Built-in bookshelves and storage cupboards.

Dining room: Engineered oak flooring. Radiator. Door to utility room.

Kitchen/Breakfast room: Fitted with an extensive range of base cupboards, drawers, wall and display units. Island unit with breakfast bar. Granite work surfaces. Space for fridge/freezer. Range cooker with extractor over. Inset stainless steel sink. Integrated dishwasher. French doors to:

Garden room: Bi-fold doors to a patio with a pergola.

Sitting room: Parquet flooring. Stone fireplace with electric fire fitted. 2 radiators. French doors to garden room. Air conditioning unit.

Bedroom 4: Tall radiator.

Family bathroom: Panelled bath. Washbasin. WC. Heated towel rail. Shower enclosure (currently panelled without shower fittings).

Utility room: Accessed from dining room. Fitted with a range of base cupboards, drawers and wall units. 2 stainless steel sinks. Gas fired boiler. Door to driveway and door to laundry area. Door to garage.

Cloakroom: WC. Washbasin.

4 car garage: Electric roller door. Power, light and sink. Store to the rear of the garage.

Stairs from hall to first floor landing:

Bedroom 1: An extensive range of built-in wardrobes. French doors. Tall radiator. Air conditioning unit. Door to walk-in eaves storage.
En-suite: Shower enclosure with mains shower. Pedestal washbasin. WC. Heated towel rail.

Bedroom 2: Eaves storage. Radiator. Dressing area leading to:
En-suite: Wet room with mains shower. Vanity washbasin. WC. Heated towel rail. Door to walk-in eaves storage.

Bedroom 3: Built-in wardrobe and window seat. Radiator.
En-suite: Shower enclosure with mains shower. Pedestal washbasin. WC.

Outside: The property is approached through a five bar gate to a driveway providing parking for numerous vehicles and leading to the 4 car garage and carport/storage area. The front garden is hard landscaped with attractive drought resistant planting, a wooden arbour and secluded patio area. A gated side access leads to a side and rear mainly lawned garden, with a number of outbuildings including a “hobbit house” with central barbecue/fire pit and fitted seating, a workshop, store and shower room. A kitchen garden with raised vegetable beds and 2 greenhouses.

