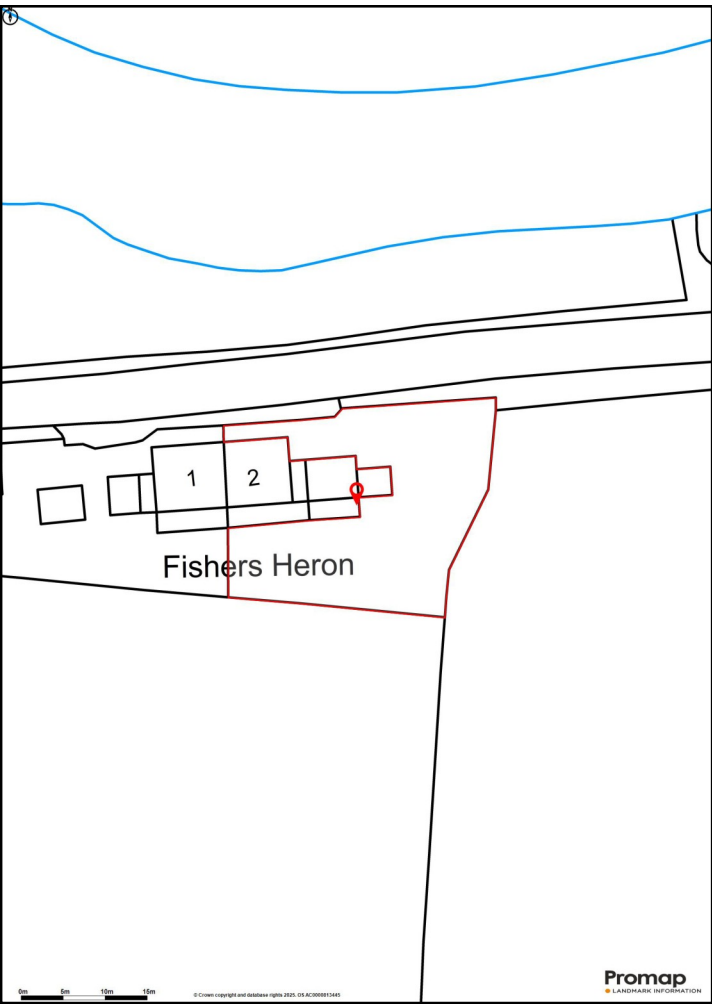
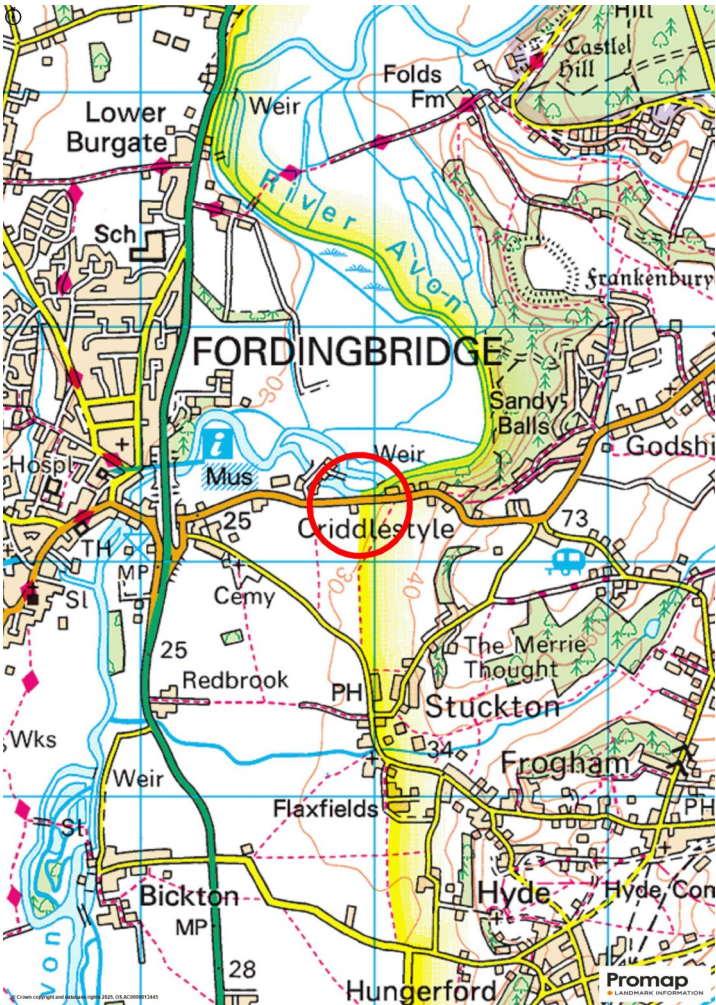


2 Fishers Heron, East Mills, Fordingbridge SP6 2JR



A semi-detached family house offering spacious accommodation with far reaching countryside views on the outskirts of Fordingbridge.

Enclosed porch, hall, sitting/dining room with wood burning stove, fitted kitchen, snug, boot room, utility room and cloakroom/WC, 3 double bedrooms and study/single bedroom, family bathroom/WC and en-suite shower room/WC. Generous garden overlooking farmland. Double garage. Parking. Workshop. EPC band D.

Guide Price: £475,000 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: D Amount payable 2025/26: £2322.87

Services: Mains water and electricity. Oil fired central heating. Private drainage (septic tank).

Location: The property enjoys semi-rural location on the boundary of the New Forest National Park and approximately half a mile from Fordingbridge and a similar distance from Godshill.

To locate: From our office in Bridge Street proceed over the medieval bridge and continue for approximately half a mile on the B3078 where the property will be found on the right 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 Sandle Manor in nearby Sandleheath 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 New Forest offers thousands of acres for keen walkers, cyclists and horse riders to enjoy.

2 Fishers Heron comprises an extended and reconfigured former estate cottage of traditional construction under a slate roof, that now offers spacious and well-arranged family accommodation. An open, south facing garden adjoins farmland to the rear with a useful cabin currently used as workshop that could be used as a home office or studio.

Enclosed entrance porch leading to:

Hall: Stairs to first floor. Radiator.

Sitting/dining room: A double aspect room with a bay window to the front and French doors to the rear garden. Wood burning stove. 3 radiators.

Kitchen: Fitted with a range of oak fronted base cupboards, drawers and wall units. Integrated dishwasher and fridge. Laminate work surfaces. Stainless steel sink. Larder cupboard. Space for range cooker.

Snug: Overlooking the rear garden and countryside beyond. Radiator.

Boot room: Doors to driveway and garden.

Store room: with access to double garage. Oil fired boiler.

Cloakroom: WC and washbasin.

Utility room: Laminate work surface with butler sink and space for washing machine and dryer. Wall cupboards.

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

Bedroom 1: Radiator.

En-suite: Fully tiled with walk-in rain shower. Vanity washbasin. WC. Heated towel rail.

Bedroom 2: Radiator.

Bedroom 3: Wardrobe. Airing cupboard with lagged hot water cylinder. Radiator.

Bedroom 4/study: Radiator.

Family bathroom: ‘P’ bath with mains shower. Vanity washbasin. WC. Heated towel rail.

Outside: The property is approached over a driveway providing parking for 2 vehicles that leads to a double garage with electric door and personnel door to garden. EV charging point. The front garden is laid to lawn with an ornamental fish pond. Access from the boot room and sitting room to a covered patio area with steps to the enclosed south facing rear garden which is laid to lawn with lovely views across adjoining farmland. A cabin which has power, light and is well insulated is currently used as a workshop however could be utilised as a home office or studio. Garden shed.

