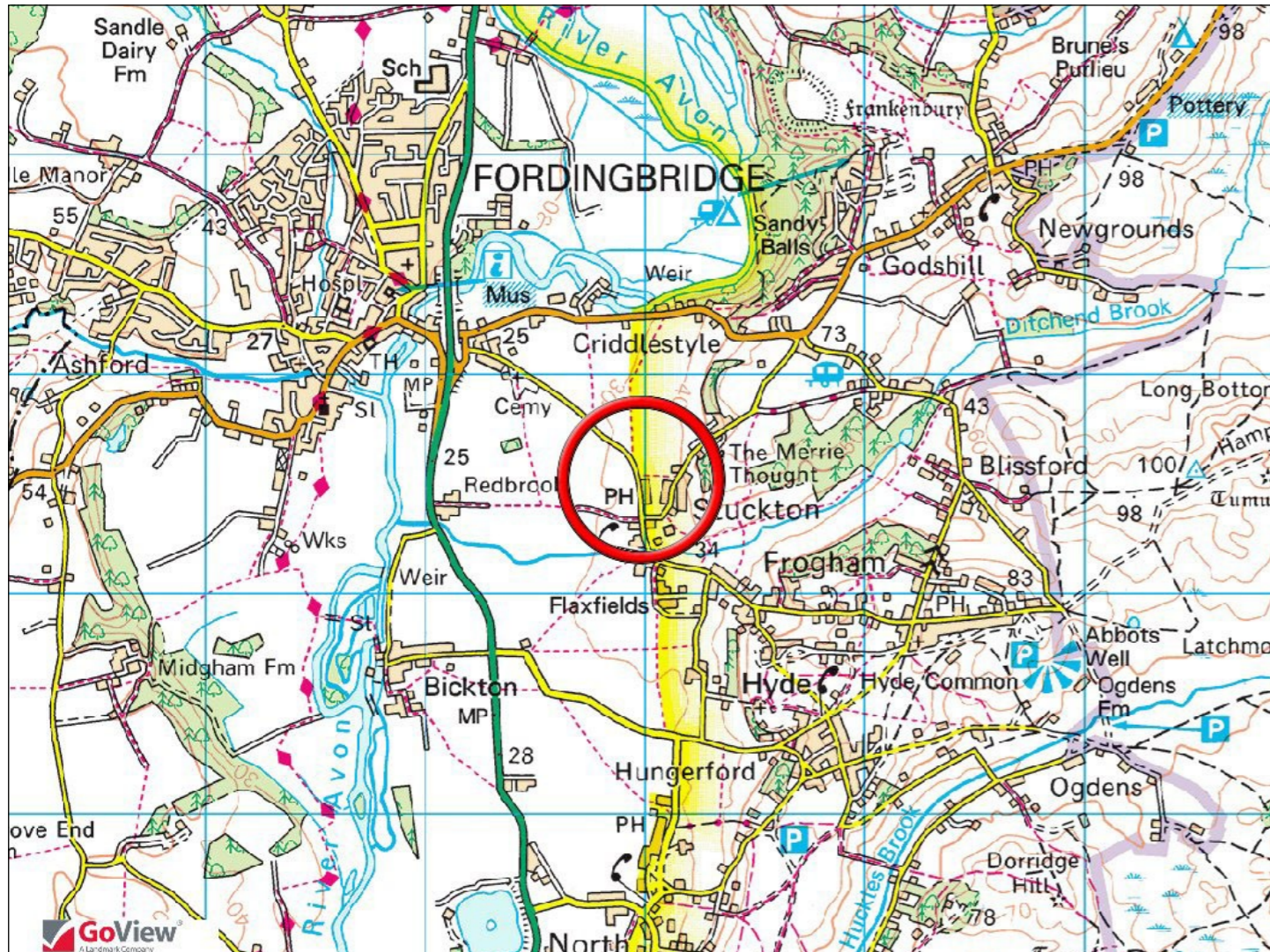


Ivanhoe, Stuckton, Fordingbridge, Hampshire SP6 2HF



A beautifully presented and extended semi-detached house offering well-arranged, light and airy accommodation within this popular village on the edge of the New Forest National Park.

Hall, utility/cloakroom WC, sitting room, dining room/study, kitchen/living/dining room, principle bedroom with en-suite shower room/WC, further double bedroom and family bathroom/WC. Garden. Parking and garage with utility area. Double glazing. Oil fired central heating. EPC band D.

Guide price: £550,000 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 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: 2026/27: 2,315.41

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

Location: The property enjoys a lovely semi-rural location immediately to the south of Fordingbridge, just within the New Forest National Park boundary.

To locate: From our office in Bridge Street, cross the medieval bridge and continue under the flyover, taking the first turning right and immediately left into Stuckton Road. Continue for approximately ¾ mile before the property will be found on the left-hand side.

The property is situated within the Avon valley close to the New Forest boundary. Nearby Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, public library, medical centre & churches of various denominations. The local schools - Infant, Junior, the Burgate Secondary School & Sixth Form - are located on the northern edge of Fordingbridge. The property is convenient for access to a number of important centres with Salisbury some 13 miles to the north, Ringwood & Bournemouth 6 & 17 miles respectively to the south whilst Jct 1 of the M27 can be reached at Cadnam, approximately 10 miles via the B3078.

The property, believed to have been built during the mid 1920s, has been extensively renovated and extended during the current ownership, with the most recent improvement being Upvc double glazed windows. The property now provides a well-arranged and beautifully presented home that is finished to an exceptionally high standard. The light and airy accommodation includes;

Oak porch with timber painted door to:

Hall: Oak staircase to first floor. Radiator.

Utility/WC: Fitted with a tall storage cupboard and wall cupboard. Laminate work surface with space and plumbing for a washing machine. Stainless steel sink with storage under. Radiator.

Sitting room: Bay window with a view over the front garden. Wood burning stove fitted on a stone hearth. Radiator.

Dining room/study: Brick fireplace with stone hearth (not in use). Radiator.

Kitchen/living/dining room: Fitted with a range of base cupboards, drawers and wall units. Laminate work surface. Integrated dishwasher, fridge and freezer. Space for range cooker. Stable door to drive and bi-fold doors overlooking and leading to the patio and garden beyond. Travertine flooring with under floor heating and 2 radiators.

First floor landing: Access to roof space.

Bedroom 1: Built-in wardrobe. Victorian cast fireplace (not in use). Radiator.

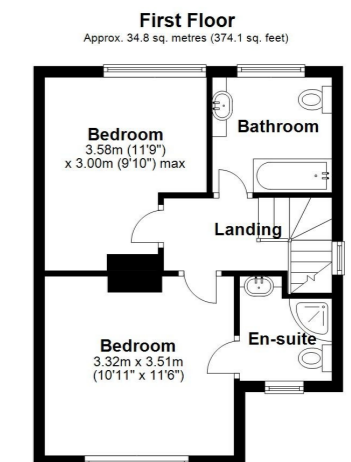
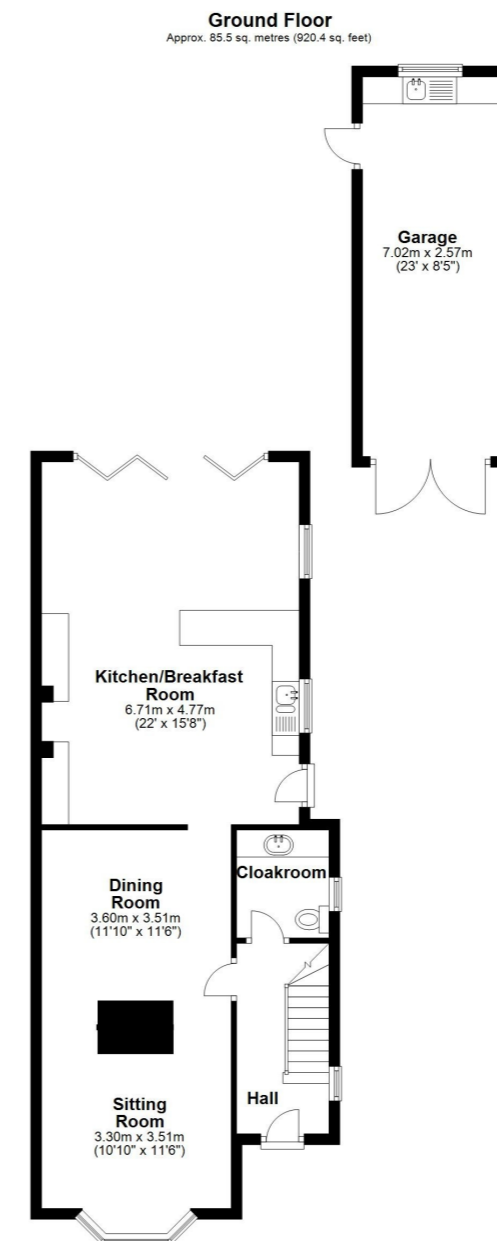
En-suite: Shower enclosure with mains shower fitted. WC. Vanity washbasin. Tiled floor. Heated towel rail.

Bedroom 2: Radiator.

Bathroom: Panelled bath with glazed screen and mains shower over. Vanity washbasin. WC. Heated towel rail.

Outside: The property is approached through double gates and over a gravel driveway, with the front garden laid mainly to lawn, leading to a brick built detached garage with power, light and a utility area fitted with a stainless steel sink (cold water only) and space for dryer, freezer etc.

A large patio area adjoins the property, accessed through bi-fold doors and leading to the garden which is laid to lawn with delightful, well-planted herbaceous borders. There is a vegetable area, a shed and established planting throughout the garden.



Total area: approx. 120.3 sq. metres (1294.4 sq. feet)