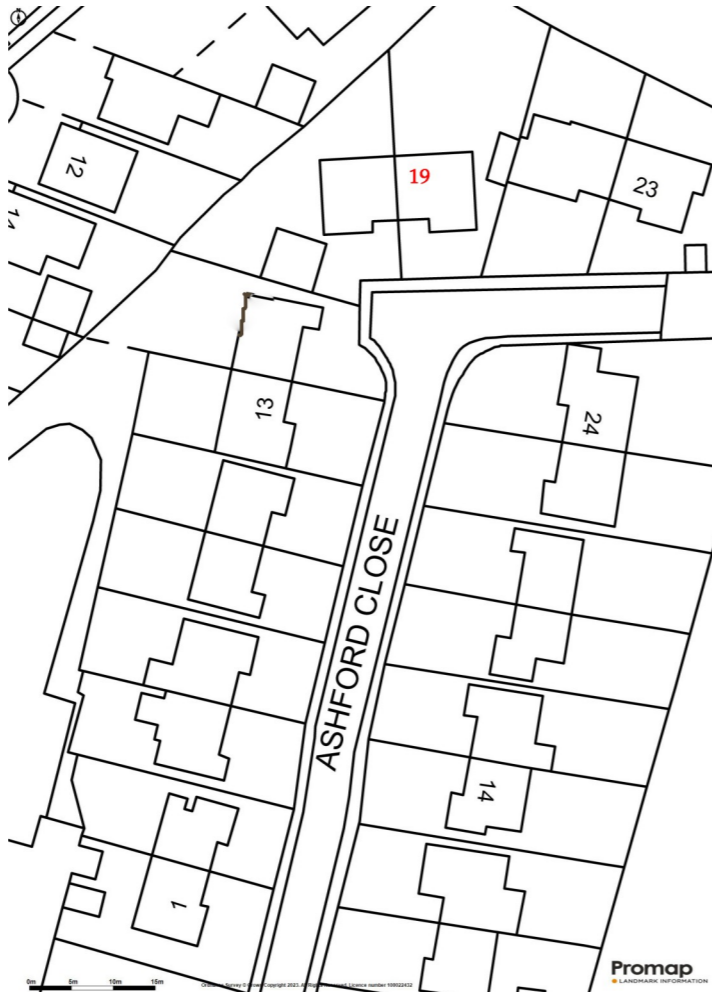
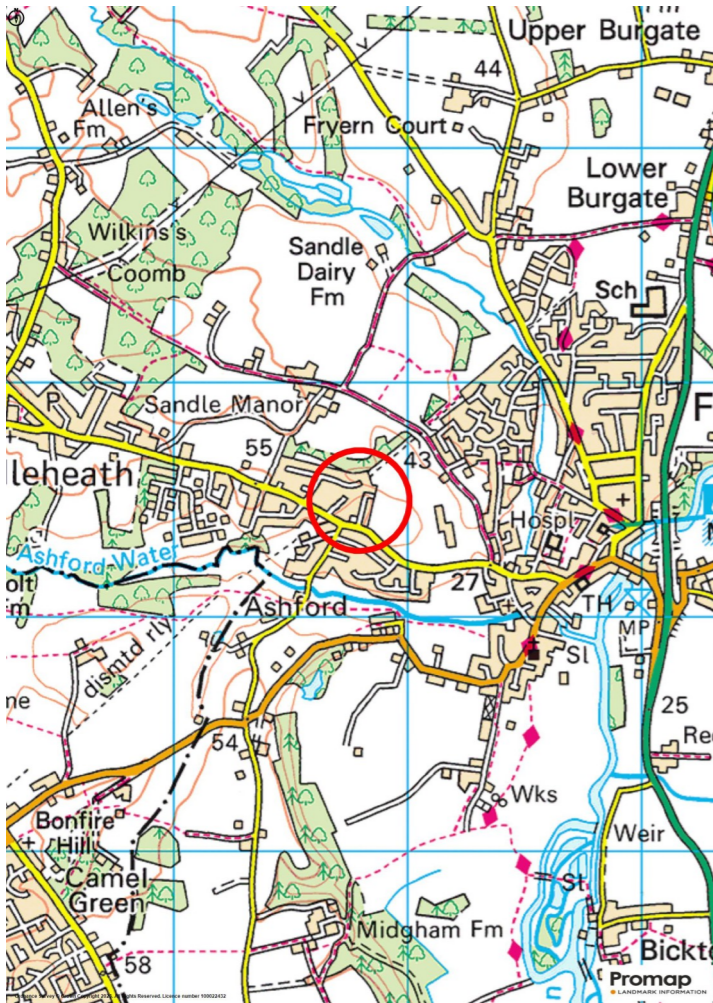


19 Ashford Close, Fordingbridge, Hampshire SP6 1DH



**A spacious, extended 4 bedroom semi-detached house conveniently located in a quiet and popular cul-de-sac.**

Hall, cloakroom/WC, sitting room, study, dining room, kitchen/breakfast room, 4 bedrooms, en-suite shower room/WC and family bathroom/WC. Detached garage and parking. Attractive garden. Upvc double glazing. Gas fired central heating. EPC band D.

**Price: £450,000 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](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://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 C Amount payable 2026/27: £2177.06

**Services:** Mains water, electricity, gas and drainage.

**Agents note:** We understand the property was treated historically (20+ years ago) for structural movement due to failure of drains, the property has remained insured since the remedial work was completed (ask agent for more information).

**Location:** The property is located on the edge of Fordingbridge within a popular residential area approximately 1/2 mile from the town centre.

**To locate:** From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Continue for half a mile or so before turning right before the Railway Hotel into Ashford Close.

Fordingbridge, which lies on the western edge of the New Forest National Park, offers a range 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. For transport communications, there is an excellent bus service (X3) from Fordingbridge to Salisbury, some 11 miles to the north where there is a mainline rail station to London Waterloo (approx 1 hr 40 mins) also to Ringwood and Bournemouth some 6 and 18 miles respectively to the south. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078 with the port of Southampton approximately 20 miles.

The property comprises a light and airy, extended semi-detached house of traditional brick construction under a tiled roof. Offering spacious and well-maintained accommodation. Positioned at the head of a quiet cul-de-sac the property has a delightful garden providing good degree of privacy.

**Spacious entrance hall:** Radiator. Stairs to first floor. Inner hall with storage cupboard and a pull-out larder cupboard.

**Cloakroom:** WC. Pedestal washbasin.

**Sitting room:** Fireplace with fitted gas fire. Radiator. Open to:

**Study:** French doors to garden. Radiator.

**Dining room:** Built-in cupboards and shelving. Radiator.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units. "Earthstone" work surfaces. Double sink and drainer. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Integrated double electric ovens, halogen hob with extractor over. Door to garden. Open to:

**Breakfast area:** French doors to garden. Radiator.

**Stairs from hall to first floor landing:** Linen cupboard. Loft access where the boiler and hot water cylinder are located (note: there is spray foam loft insulation).

**Bedroom 1:** Built-in wardrobes, over bed storage and drawers. Loft access. Radiator.

**En-suite:** Walk-in shower enclosure with mains shower fitted. WC. Vanity washbasin. Radiator.

**Bedroom 2:** Radiator.

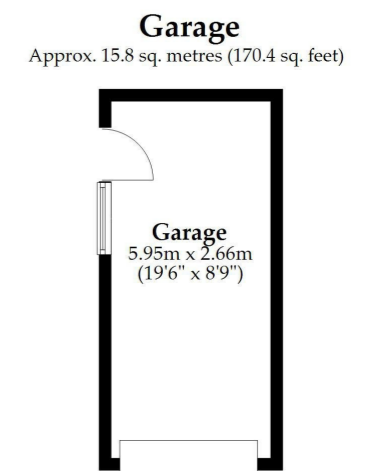
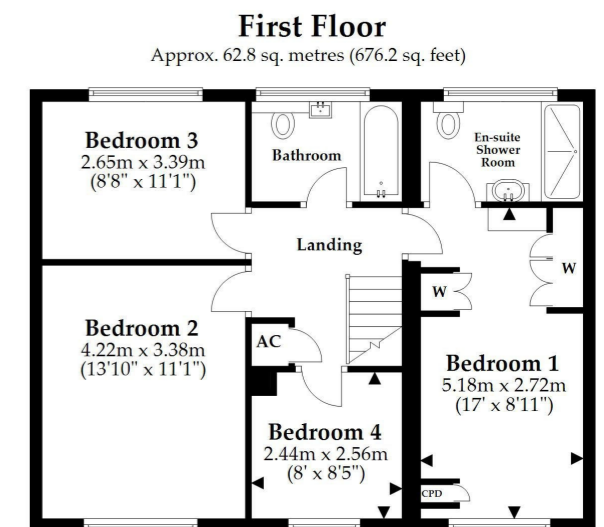
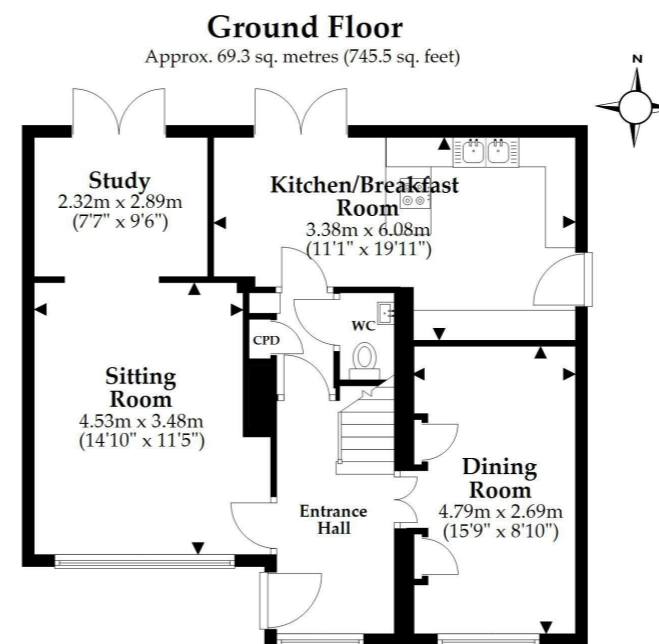
**Bedroom 3:** Radiator.

**Bedroom 4:** Built-in single bed with storage. Radiator.

**Family bathroom:** Panelled bath with mains shower fitted. Vanity washbasin and WC. Heated towel rail.

**Outside:** The property is approached over block paved driveway leading to a detached single garage with electric roller door and personnel door.

The attractive enclosed rear garden has been thoughtfully designed, laid mainly to lawn with raised borders planted with perennials, established tree and shrub planting and patio areas to take advantage of the sun, or shade, at different times of the day. 2 gardens sheds.



Total area: approx. 147.9 sq. metres (1592.0 sq. feet)

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

