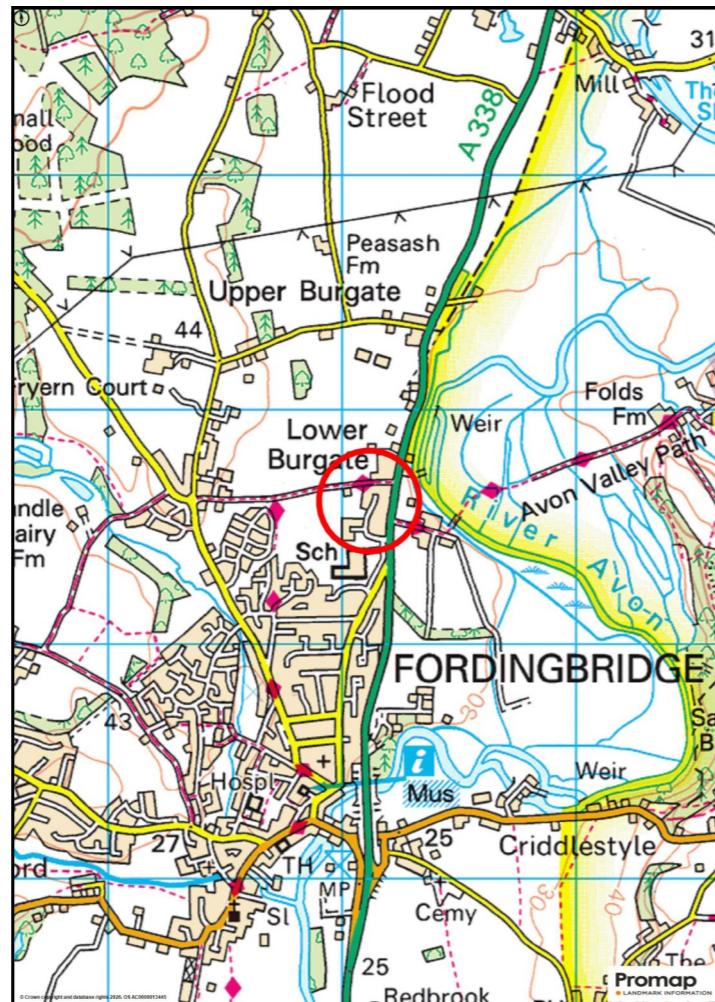
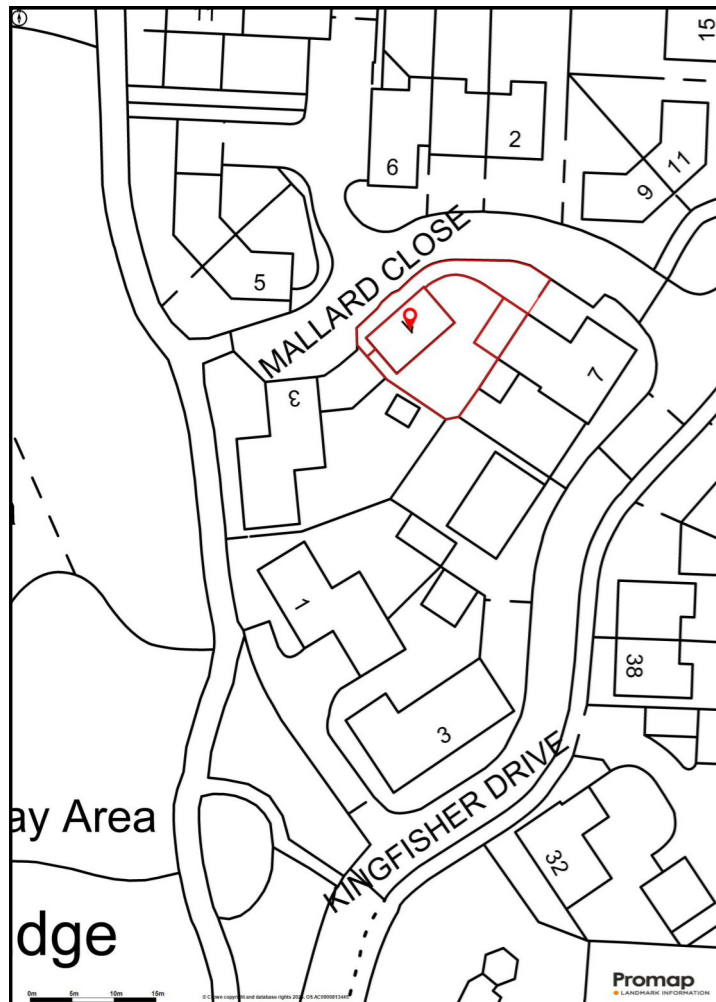


1 Mallard Close, Fordingbridge, Hampshire SP6 1FW



A modern (built 2024) and beautifully presented, family home with light and airy accommodation located conveniently for schools, countryside and the main bus route.

Hall, cloakroom/WC, sitting room, kitchen/dining room. Principle bedroom with en-suite shower room/WC, 2 further bedrooms and family bathroom/WC. Landscaped garden. Garage. Parking. UPVC double sliding sash double glazed windows. Gas fired central heating. Remainder of builders guarantee. EPC band B.

Price: £450,000 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 £2,449.19

Services: Mains water, electricity, gas and drainage.

Location: The property is situated in an attractive position within a quiet cul-de-sac on the northern edge of the town with easy access to the New Forest, countryside walks and the main Bournemouth to Salisbury (X3) bus route.

To locate: From our office in Fordingbridge turn right into Salisbury Street and continue under reaching the A338 before proceeding left towards Salisbury and then immediately left into Kingfisher Drive. Continue until reaching Mallard Close on the left hand side.

Fordingbridge provides excellent local facilities with a variety of independent shops, a building society, medical centre, public library and churches of various denominations. The infant, junior and Burgate Secondary School & Sixth Form Centre are located within a short walk of the property.

The town lies to the west of the New Forest National Park boundary and is convenient for access to a number of important centres. Salisbury is 11 miles to the north, where there is a mainline rail station connecting the south-west and London (Waterloo). Ringwood and Bournemouth are some 6 and 17 miles respectively to the south, whilst Southampton is approximately 20 miles to the south east. Junction 1 of the M27 is accessed at Cadnam, about 10 miles via the B3078.

An attractive detached family home, built in 2024 to a high specification by Metis Homes, with the remainder of the builders warranty, the property offers beautifully presented and well-arranged accommodation complemented by an attractive south facing garden, ideal for alfresco entertaining.

Canopy porch and composite door to:

Hall: Karndean flooring. Cloaks cupboard. Radiator. Stairs to first floor.

Cloakroom: WC. Vanity washbasin. Heated towel rail.

Sitting room: Double aspect with French doors to garden. Radiator. Under stairs cupboard.

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units with quartz work surfaces. Integrated fridge, freezer, washing machine and dishwasher. 4 burner gas hob with extractor over. Electric oven. Karndean flooring. Radiator. French doors to patio and garden.

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

Bedroom 1: Radiator. Mirror fronted fitted wardrobes.

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

Bedroom 2: Radiator.

Bedroom 3: Radiator.

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

Outside:

The property is approached over a Tarmac drive leading to a single garage with up and over door which is currently divided into a store and gym with personnel door to garden.

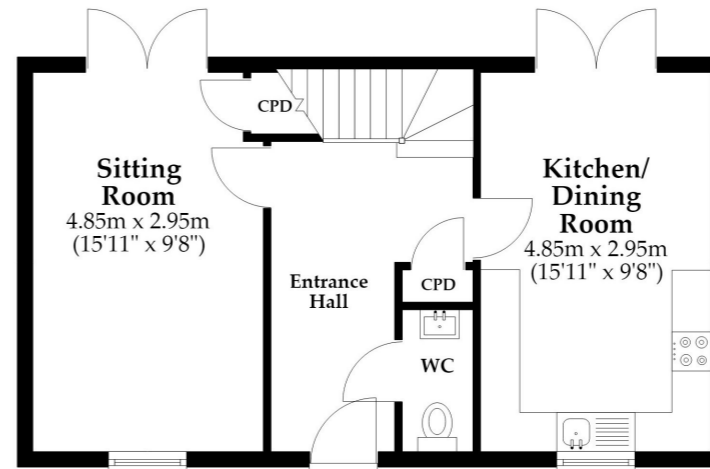
There is attractive cottage style planting to the front of the property with the enclosed, south facing, rear garden being partly walled with fencing to the remainder of the boundaries. Laid mainly to lawn with a generous patio area and aluminium pergola with louvered roof giving shade and shelter, ideal when entertaining.



Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

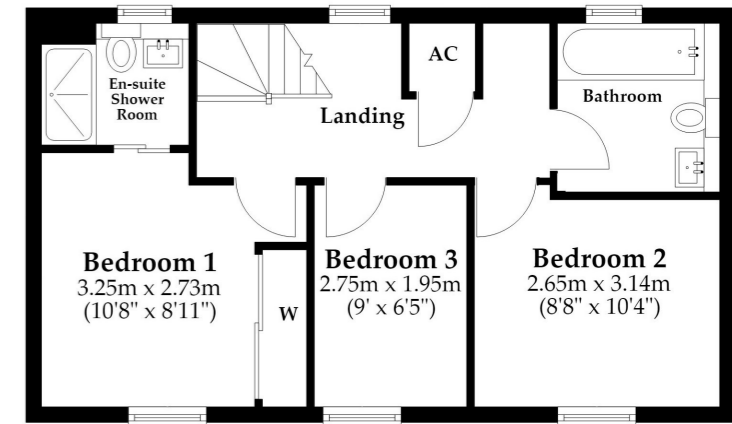
Ground Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 84.3 sq. metres (907.5 sq. feet)

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

