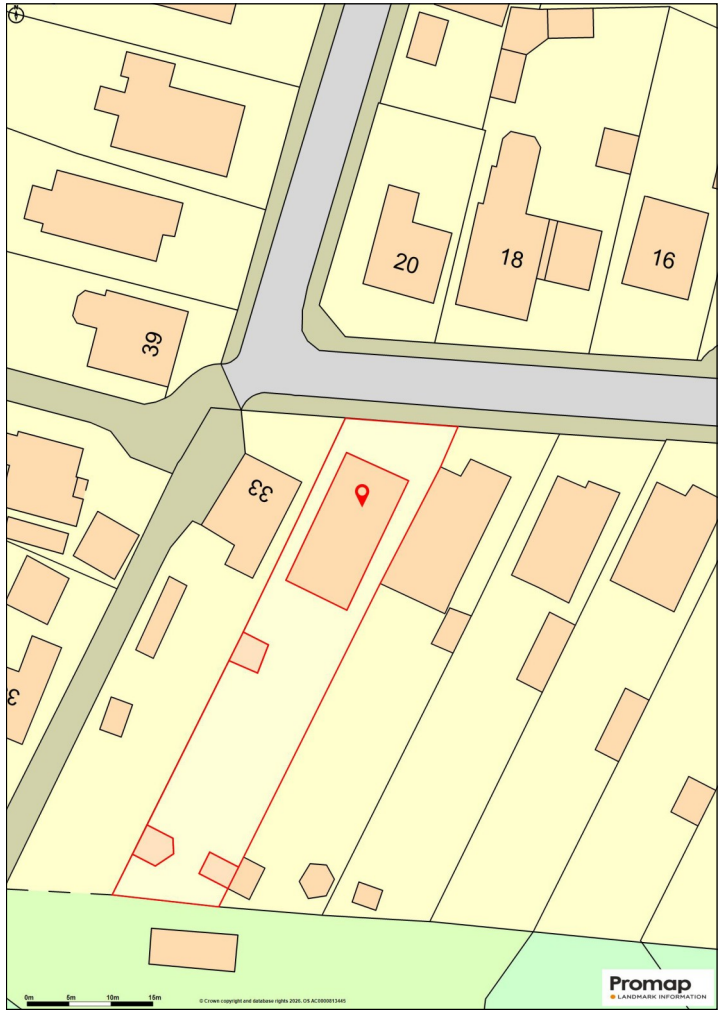
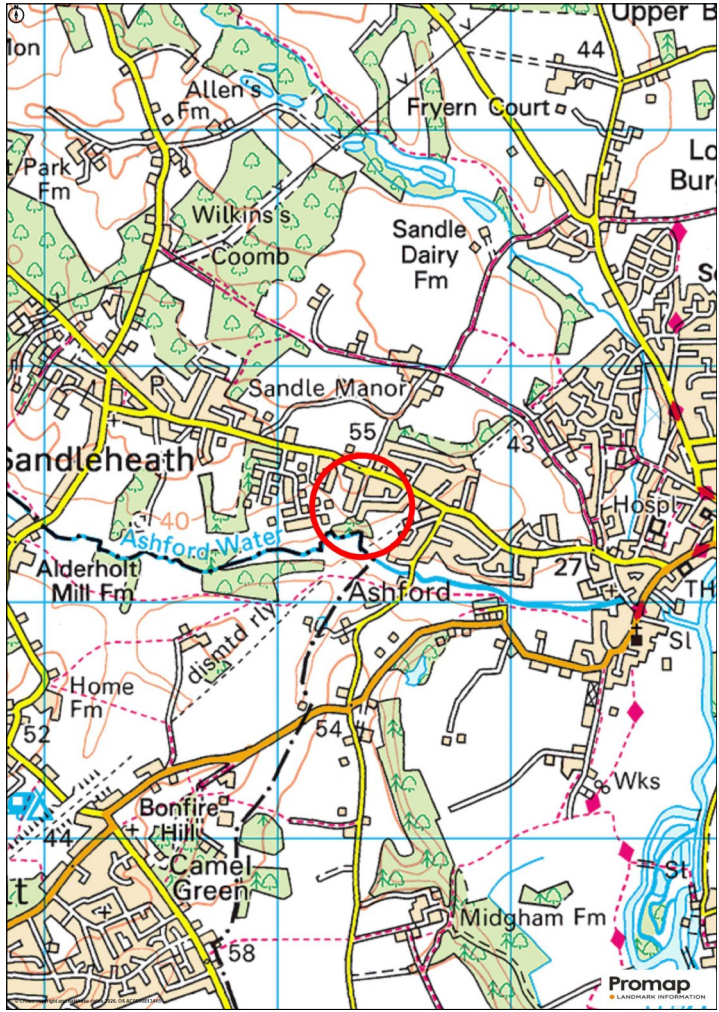


31 Jubilee Road, Fordingbridge, Hampshire SP6 1DP



A substantial and adaptable detached chalet style property, with spacious and versatile accommodation located on the edge of Fordingbridge.

Currently configured with an entrance hall, sitting room, kitchen, 2 bedrooms and shower room/WC. Kitchen/living/dining room, utility room, sitting room, principle bedroom with en-suite bathroom/WC. Generous south facing garden. Parking. Gas fired central heating. Upvc double glazing. EPC band C.

Guide price: £625,000 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: F Amount payable: 2026/27: £3537.72

Services: Mains water, electricity, gas and drainage.

Location: The property is located on the western edge of the Town, approximately ¾ mile from the town centre and local amenities.

To locate: From the town centre, proceed in the direction of Sandleheath. Continue past the Railway Hotel taking the next turning left into Jubilee Road.

Fordingbridge provides a good selection of day-to-day facilities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. The medical centre and Avonway community centre are located close to the central car park with Infant & Junior schools, and the Burgate Secondary School & Sixth Form Centre found towards the northern outskirts of the Town. The town is within a short distance of the New Forest National Park boundary and well located for easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station for London/Waterloo), Bournemouth and Southampton are some 17 and 18 miles respectively and Jct 1 of the M27 can be reached at Cadnam, 10 miles via the B3078. There is a frequent bus service (X3) to Bournemouth & Salisbury.

The property is of traditional cavity wall construction with rendered elevations under a tiled roof with gas fired central heating via radiators and upvc double glazing. Offering versatile accommodation that is currently arranged for multi-generational living, however could easily be reversed back to create a substantial family home.

Composite door to Entrance hall:

Sitting room: Currently used as living accommodation with potential to become bedroom 4.

Kitchen: A second kitchen serving the front, annexed, part of the property. Fitted with base cupboards and drawers. Electric oven. Space and plumbing for washing machine. Induction hob. Space for fridge/freezer. Laminate work surfaces. Door to garden.
Bedroom 3: With a front aspect.

Bedroom 2: Useful dressing area.

Shower room: Fully tiled with large walk-in shower. Washbasin. WC. Heated towel rail.

Door to rear part of property with steps down to **Kitchen/living/dining room:** Gas fired AGA. Country style kitchen with painted wooden units comprising base cupboards, drawers and wall units. Belfast sink. Space for dishwasher. Island unit with breakfast bar. Oak work surfaces. Bi-fold doors to garden.

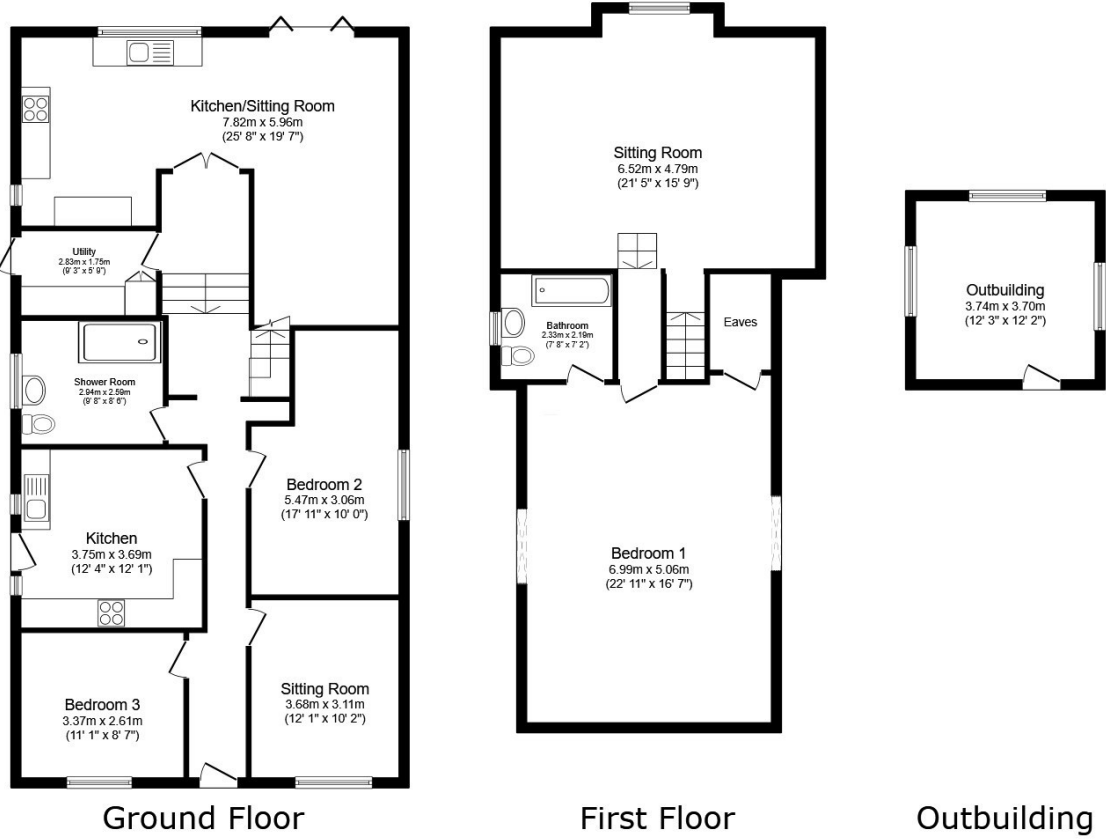
Utility room: Fitted with base cupboards, Belfast sink, airing cupboard housing hot water cylinder. Gas fired boiler. Door to garden.

Stairs to first floor:

Sitting room with views over the south facing garden. Steps lead to:

Bedroom 1: A generous room with eaves storage.
En-suite bathroom: L shaped bath with shower over. Washbasin. WC. Heated towel rail.

Outside: The property is approached over a private driveway with ample parking and side access to the enclosed south facing rear garden which is laid mainly to lawn with established vegetable beds, a summer house and sheds. Adjoining the property is an enclosed gravel and paved area, ideal for alfresco entertaining and accessed via bi-fold doors from the kitchen.



Total floor area: 212.0 sq.m. (2,282 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io