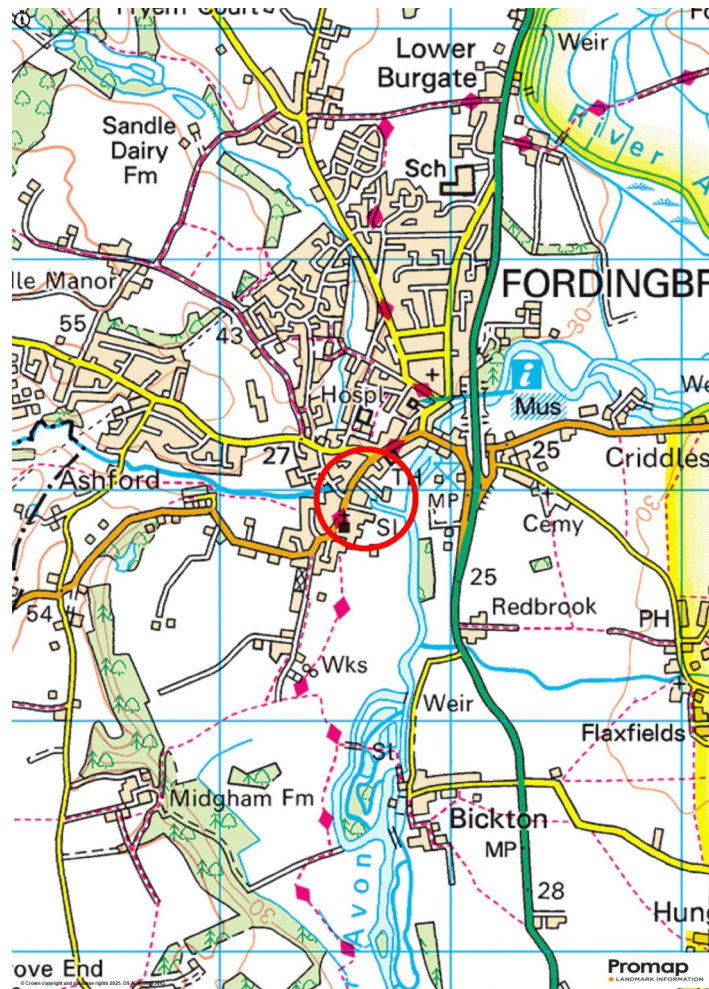


Adw03455/9/25

49 Church Street, Fordingbridge, Hampshire SP6 1BB



An impressive riverside home offering spacious and versatile accommodation, just a short walk from the heart of Fordingbridge.

Entrance hall, impressive atrium, kitchen/dining room, sitting room, snug, study, further reception room, utility room, cloakroom/WC. Principle bedroom with balcony, dressing room and en-suite bathroom/WC. 4 double bedrooms, family bathroom/WC and sauna/shower room. Garage and workshop. Heated swimming pool with pool house. Generous parking. Attractive garden with river frontage and kitchen garden. Gas fired central heating. Double glazing. EPC band C.

Guide Price: £1,250,000 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: G Amount payable 2025/26: £3871.45

Services: Mains water , electricity, gas and drainage.

Location: The property enjoys an enviable, secluded location with frontage to Ashford Water, yet within a short walk of local amenities.

To locate: From our office in Fordingbridge, turn left onto the High Street, bearing left onto Provost Street which leads to Church Street. The property entrance is found on the left hand side, just after Brook Terrace.

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.

This unique home is centred around an impressive double-height atrium, an architectural statement with a spectacular glazed roof that floods the room, currently a dining space, with natural light. Patio doors give seamless access from the atrium to the garden and pool area, ideal for entertaining and relaxation with the river beyond providing a tranquil backdrop. The accommodation is exceptionally versatile, offering a wealth of options to suit modern living. Generous and adaptable, the layout provides the opportunity to create an annexe for multigenerational living or guest accommodation. The property has been designed and updated with both comfort and efficiency in mind, benefiting from a comprehensive heating system with recently installed (February 2024) twin gas fired boilers. The swimming pool is heated via solar panels supported by a dedicated gas fired boiler to enable year round enjoyment.

Timber double doors to:

Entrance hall: Cloaks cupboard.

Cloakroom: WC. Washbasin.

Inner hall leading to:

Ground floor bedroom: Patio doors to garden and **Reception room** (currently used as a store).

Study: With views towards Ashford Water.

Atrium: Stairs leading to galleried landing. Doors to patio and garden beyond.

Sitting room: Inset wood burning stove. Fitted shelving. French doors to garden.

Snug: Built-in storage. Patio door to Conservatory (in need of repair or replacement).

Kitchen/dining room: Fitted with a extensive range of base cupboards and wall units, drawers, including pan drawers, and granite work surfaces. Integrated double oven, microwave, warming drawer and dishwasher. Double inset sink. Space for fridge/freezer. Walk in store/wine cellar.

Utility room: Fitted base cupboards with laminate work surfaces. Stainless steel sink. Space and plumbing for washing machine and dryer. Storage cupboards. 2 wall mounted gas fired boilers (installed 02.24). Stable door to kitchen garden.

Galleried landing with walk-in storage cupboards.

Principle bedroom suite:

Dressing room: Fitted with extensive wardrobe space.

En-suite: Pedestal washbasin. WC. Bidet. Jacuzzi bath.

Bedroom: Built-in dressing table. Sliding patio doors to balcony with views over garden and river beyond.

Bedroom 2: Built-in wardrobes.

Shower room: Shower enclosure. Sauna.

Family bathroom: Panelled bath, Vanity washbasin and WC. Heated towel rail.

Bedroom 3: Built-in wardrobe. Sliding patio door to balcony.

Bedroom 4: Built-in wardrobe. Pedestal washbasin.

Outside: The property is approached via a private driveway offering generous parking and access to a garage and adjoining workshop. A walled kitchen garden lies conveniently close to the kitchen with raised beds, fruit trees and a greenhouse. The remainder of the grounds are laid to lawn with established hedging and mature trees, with patio areas ideal for outdoor entertaining. The heated pool is complemented by a generous patio area and a brick built pool house, equipped with solar panels to assist in heating, a changing room and a pump house housing the pool boiler.



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

