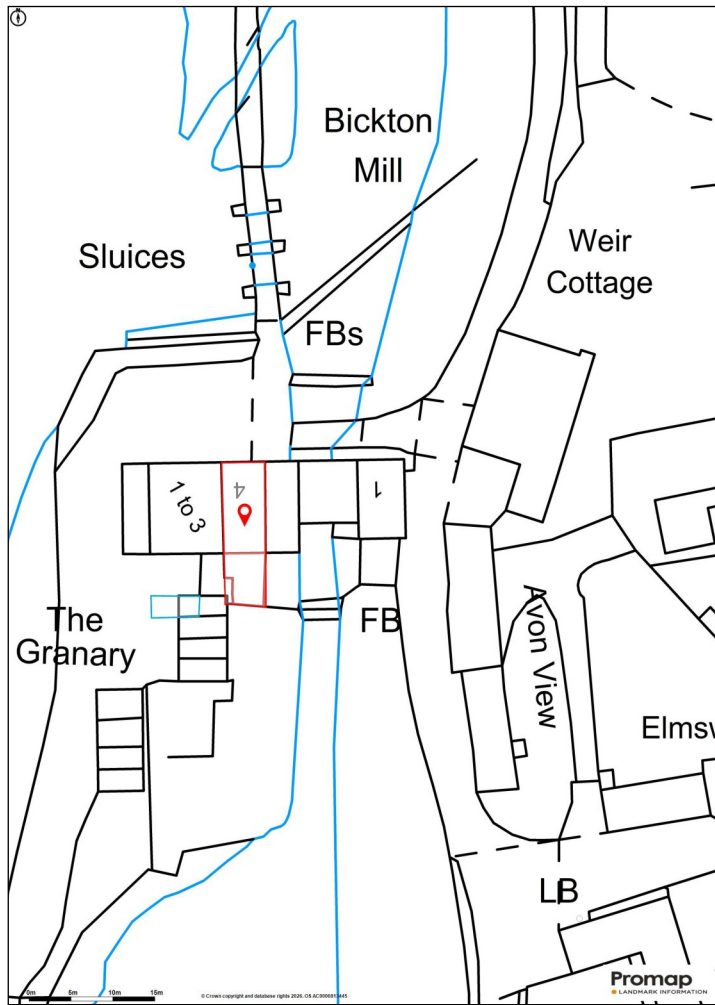


4 Bickton Mill, Bickton, Fordingbridge, Hampshire SP6 2HA



Forming part of a former mill, a spacious 4 storey house with light, airy and flexible accommodation in an idyllic riverside setting overlooking the River Avon.

Dining hall, kitchen/breakfast room, sitting room, study, 4 double bedrooms, 2 family bathrooms and an en-suite shower room to the principle bedroom. Private courtyard garden and stunning riverside communal garden. Garage and parking. Upvc double glazing. Gas fired central heating. EPC band C. No forward chain.

Guide Price £575,000 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 banding: F Rate payable : 2026/27: £3537.72

Services: Mains water, electricity and gas. Shared private drainage.
Maintenance of communal gardens and drainage costs approximately £1000 per year.

Location: The property enjoys a stunning location overlooking the River Avon in the popular hamlet of Bickton, approximately 1.5 miles south of Fordingbridge.

To locate: From our office in Fordingbridge, proceed south on the A338. After approximately 1 mile or so, turn right at Bickton crossroads and continue to the village following the sharp right-hand bend before finding Bickton Mill on the left.

Bickton lies to the south of Fordingbridge and is a small but charming hamlet with a mix of period and more modern properties. Located on the eastern bank of the River Avon, there is direct access to the Avon Valley path and country walks, the New Forest National Park boundary is a short distance to the east offering thousands of acres of heath and woodland. The hamlet is convenient for access to Fordingbridge where you will find a variety of independent shops and eateries, a supermarket, post office, library, building society, medical centre & churches of various denominations. Schooling is also available in the town with Infant, Junior & The Burgate Senior School & Sixth Form. Nearby Hyde School is also a feeder school to The Burgate School. The village is within walking distance of the A338 and the regular X3 bus service connecting Salisbury and Bournemouth. Salisbury is 11 miles to the north where there is a mainline rail station to London Waterloo. The M27 junction 1 is some 8 miles via the B3078 from Fordingbridge.

4 Bickton Mill is one of 4 properties built on the site of the old mill, with brick elevations under a slate roof. The property offers spacious and versatile accommodation over 4 floors in a peaceful setting with fabulous river and country views from each window and access to a tranquil riverside garden shared between the 4 houses.

Timber door to:	Bathroom: Panelled bath with glazed screen. Washbasin. WC.
Dining hall: Ceramic tiled flooring continues to the inner hall with stairs to the first floor and 2 useful storage cupboards.	Bedroom 3: Fitted wardrobes. With views to the front over the River Avon weir and bridge.
Kitchen/breakfast room: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Double electric ovens. 4 burner gas hob. Stainless steel sink. Space fridge, freezer, dishwasher and washing machine. Breakfast area with door to courtyard garden.	Third floor:
First floor:	Bedroom 2: Fitted wardrobes. Velux windows with far reaching views.
Cloakroom: WC. Washbasin.	Bedroom 4: Fitted wardrobes. Velux windows with views to the front of the property.
Sitting room: With views over the beautifully maintained gardens.	Bathroom: Panelled bath with glazed screen. Washbasin. WC.
Study/bedroom 5: Views to the River Avon at the front.	Outside: The property has a single garage, within a block of four garages, which has power and light. An additional parking space in front of the garage and casual parking to the front of the property.
Second floor:	A private south-facing courtyard garden adjoins the house, with access from the kitchen/breakfast room, and steps leading to the communal gardens which are shared by the four properties that form Bickton Mill. The garden is beautifully planted and straddles the mill stream, leading to a tranquil pond with fishing rights for the owner of 4 Bickton Mill.
Bedroom 1: Fitted wardrobes. With stunning views over the garden and pond.	
En-suite: Shower enclosure with mains shower. Pedestal washbasin. WC. Heated towel rail.	



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

