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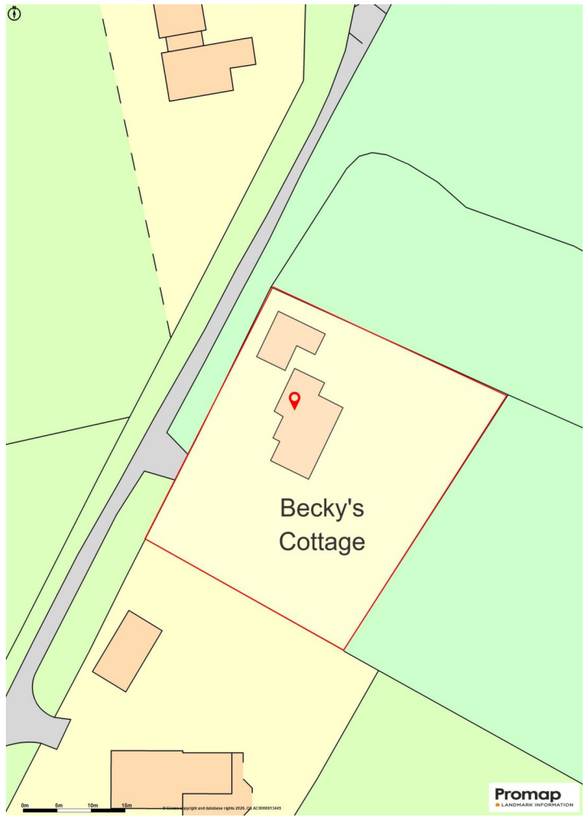
Adrian Dowding

Becky's Cottage, Hyde, Fordingbridge SP6 2QB















A detached chalet style house in need of renovation/modernisation with potential to extend or replace (subject to planning), located in an enviable position on the edge of Hyde Common with direct access to the New Forest.

Enclosed porch, hall, cloakroom/WC, sitting room, sunroom, dining room, kitchen, utility room, bedroom 3, 2 further bedrooms and bathroom/WC. Gas fired (LPG) central heating. Partial double glazing. Parking and double garage. Garden extending to approximately 0.3 acres. EPC band G.

Guide Price: £775,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
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Misrepresentation Act 1967—These particulars are believed to be correct but their accuracy is not guaranteed. They do not constitute an offer or contract. All measurements are given as a guide only. These particulars are issued on the understanding that all negotiations are carried out through Adrian Dowding.

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: £3344.48

Services: Mains water and electricity. LPG Gas central heating. Private drainage (septic tank).

Location: The property enjoys an enviable position on the edge of Hyde Common and within the Western escarpment conservation area.

To locate: From our office in Fordingbridge continue over the bridge taking the second turn right and proceed onto the A338 towards Ringwood. Take the first turn left towards Hyde at Bickton Crossroads, continue over the cattle grid and ascend the hill to Hyde Common. Turn right immediately before the school continuing past the Potting Shed café, take the next turn left into a unmade lane. *What2words drumbeat.stay.yours*

The popular, active village of Hyde lies within the western boundary of the New Forest National Park. It has an infant and junior school, which is a feeder school for The Burgate Secondary School & Sixth Form in Fordingbridge, and a parish church. Hyde village hall and The Foresters public house are in nearby Frogham, while Hyde Country Stores and the popular Potting Shed café are within a short walk of the property.
Becky's Cottage provides easy access to thousands of acres of New Forest heath and woodland, ideal for the outdoor enthusiast. For day-to-day facilities, nearby Fordingbridge offers a range of independent shops and eateries, a building society, a public library, a medical centre and churches of various denominations. The area also offers convenient access to Salisbury, 11 miles to the north, where there is a mainline rail station with services to London Waterloo. Bournemouth is approximately 18 miles to the south, and the port of Southampton is 20 miles away via Junction 1 of the M27 at Cadnam which is about 10 miles away via the B3080.

In a sought-after position adjoining Hyde Common and within the New Forest National Park, this detached chalet-style house requires renovation or modernisation and offers potential to extend or replace, subject to planning. The property is of traditional construction, with rendered elevations under a tiled roof. Planning enquiries should be directed to the New Forest National Park Authority via its website, www.newforestnpa.gov.uk.

Entrance door to enclosed porch.

Cloakroom: WC. Washbasin. Heated towel rail.

Hall: Stairs to first floor. Under stairs cupboard. Radiator.

Sitting room: Brick fireplace with open fire. Patio doors to garden. Radiator.

Garden room: Patio door to garden. Exposed brick chimney breast.

Dining room: Patio door to garden. Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminated work surfaces. Enamel sink. 4 burner gas hob (LPG). Double electric oven. Radiator.

Utility: Gas fired boiler (LPG). Plumbing and space for washing machine. Space for fridge and freezer. Stable door to outside

Bedroom 3: Washbasin. Radiator.

.Stairs from hall to first floor landing: Radiator.

Bedroom 1: Built-in wardrobe. Radiator.

Bedroom 2: Built-in wardrobe. Radiator.

Bathroom: Panelled bath. Separate shower enclosure. Washbasin. Bidet. WC. Linen cupboard.

Outside: The property is approached over a generous driveway providing ample parking and leading to a modern, detached double garage, workshop and gardeners WC.

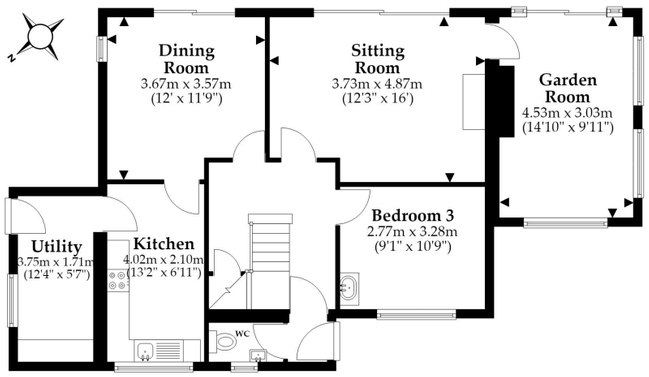
The garden, which slopes away from the property, is laid mainly to lawn with mature tree and shrub planting. A patio area to the rear of the property is accessed from all 3 reception rooms.



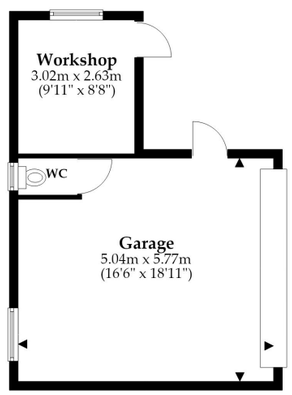




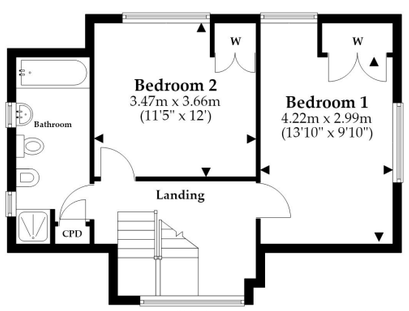
Ground Floor
Approx. 84.6 sq. metres (911.1 sq. feet)



Outbuilding
Approx. 37.3 sq. metres (401.3 sq. feet)



First Floor
Approx. 44.7 sq. metres (481.3 sq. feet)



Main area: Approx. 129.4 sq. metres (1392.4 sq. feet)
Plus outbuildings, approx. 37.3 sq. metres (401.3 sq. feet)

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

LJT Surveying