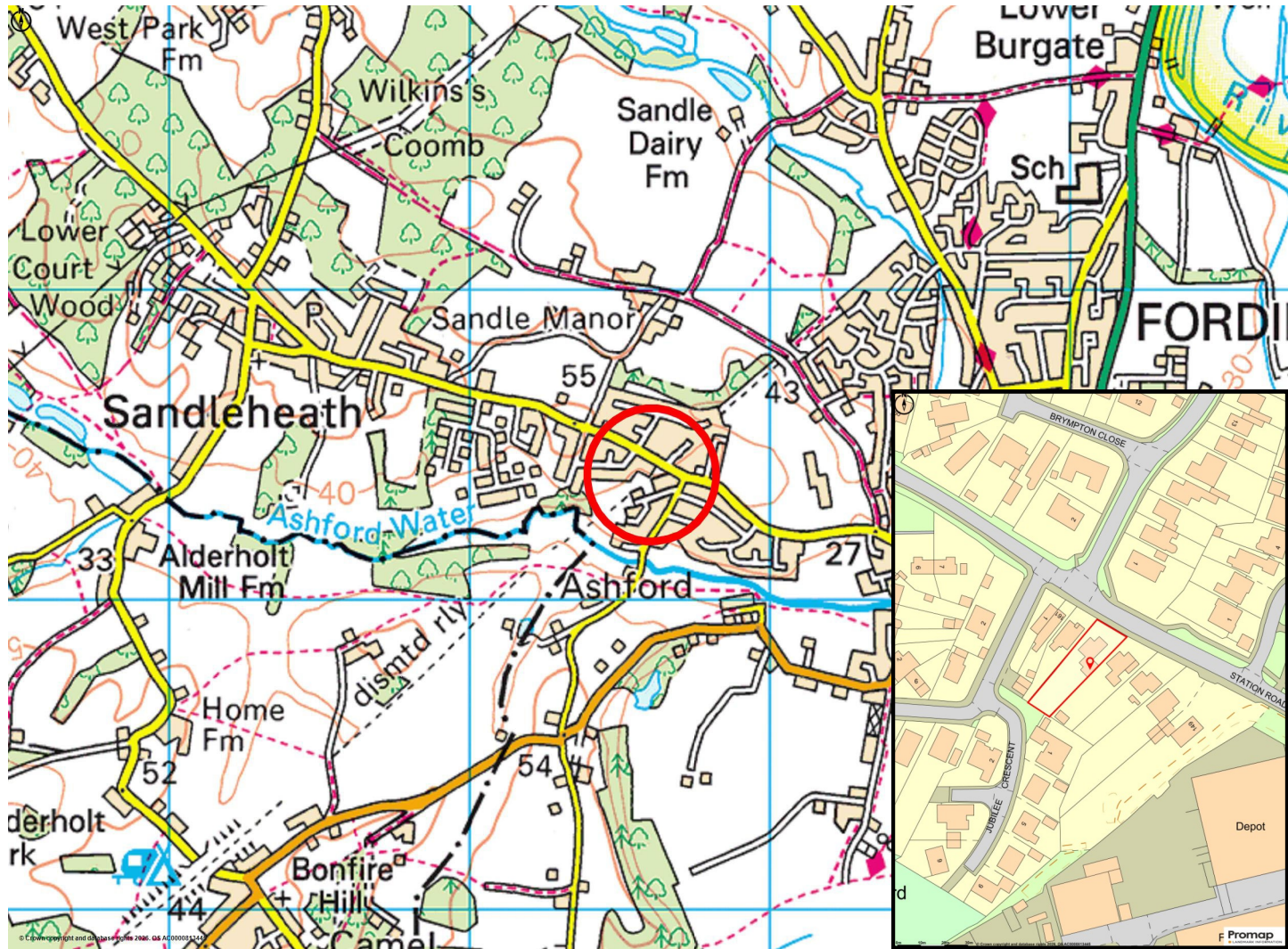


157 Station Road, Fordingbridge, Hampshire SP6 1DF



An attractive and well-presented 1930s detached house with large southwest facing garden located on the outskirts of Fordingbridge.

Hall, sitting room with open fire, dining room, fitted kitchen/breakfast room with walk-in larder, utility room, shower room/WC, 3 bedrooms, en-suite shower room/WC and family bathroom/WC. Generous southwest facing garden. Garage and parking. Upvc double glazing. Gas fired central heating. EPC band D.

Price: £495,000 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: E Amount payable 2026/27: £2993.45

Services: Mains water, electricity, gas and drainage.

Location: The property is located to the west of the town centre with easy access to country walks and walking distance to the town centre and local amenities.

To locate: From the High Street proceed into Shaftesbury street then into Station Road, in the direction of Sandheath, the property will be found on the left hand side shortly before Jubilee Road.

The Town offers a good selection of independent shops and eateries, a post office & supermarket together with a public library & medical centre. The Fordingbridge infant, junior schools & the Burgate secondary school & sixth form centre are located on the north side of the Town. Fordingbridge is well placed for easy access to a number of important centres with Salisbury some 11 miles, Ringwood & Bournemouth 7 & 18 miles respectively, all on the regular X3 bus service route, Southampton & the M27 connection at Cadnam about 19 & 8 miles. There are main line rail stations at Salisbury & Parkway (Eastleigh) for services to London Waterloo. The Town is close to the New Forest National Park boundary with access to excellent riding, cycling and walking.

The property comprises an attractive 1930s detached house with brick and rendered elevations under a slate roof, with a generous and private south west facing garden. The property has been beautifully maintained while offering scope to reconfigure or update if desired.

Open porch with tiled floor and timber door to:

Spacious hall: Under stairs cupboard. Stairs to first floor.

Sitting room: Brick fireplace with open fire. French doors to patio. 2 radiators.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Stainless steel sink. Breakfast bar. Double electric oven. Gas hob with extractor over. Integrated fridge. Space for dishwasher. Walk-in larder with shelves and storage space.

Shower room: Shower enclosure. Washbasin. WC. Radiator.

Utility room: Belfast sink. Space for washing machine and dryer with laminate work surface over. Radiator. Door to garden.

Dining room: Bay window. Built-in alcove shelves and storage. Electric fire. Radiator.

Stairs from hall to first floor landing: Study area. Linen cupboard with lagged hot water cylinder.

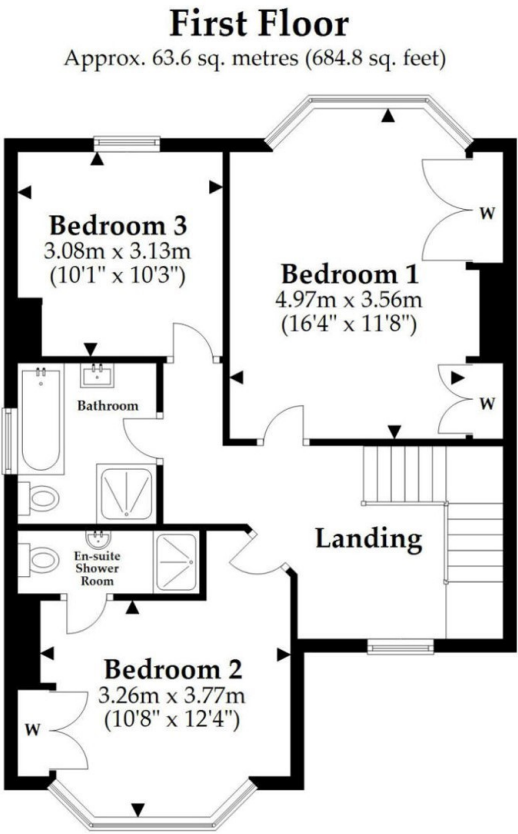
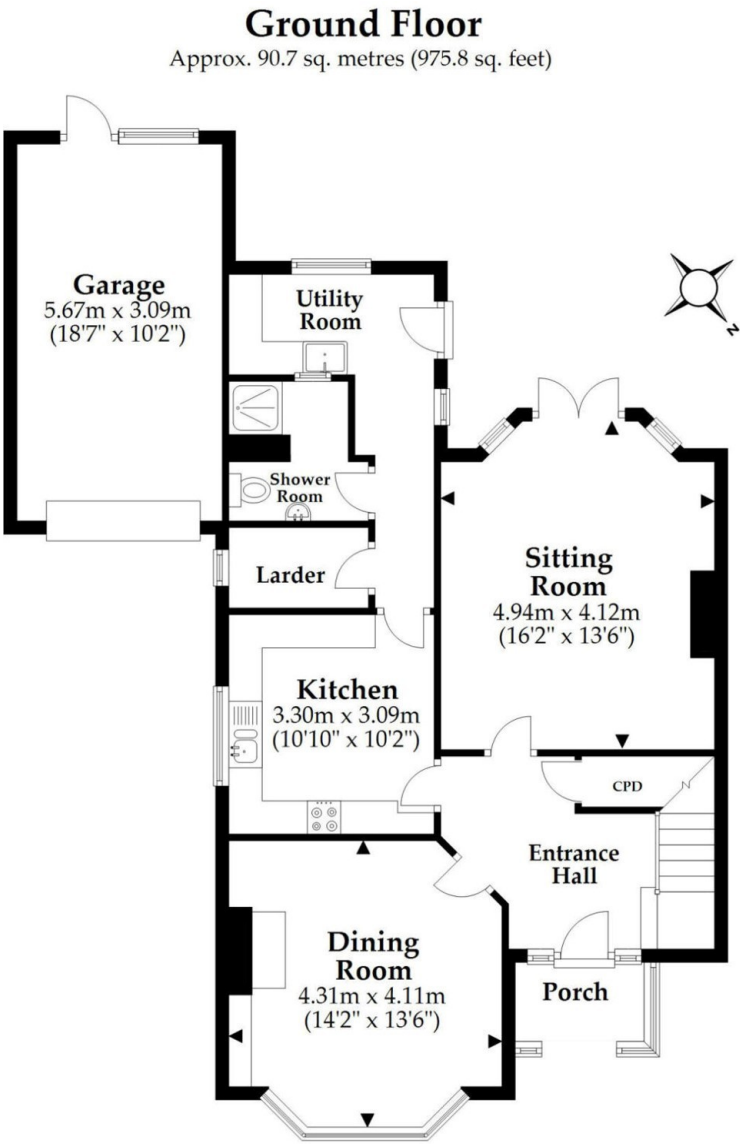
Bedroom 1: Fitted with 2 double wardrobes. Bay window over looking the garden. Radiator.

Bedroom 2: Double wardrobe. Bay window. Radiator. En-suite: Shower enclosure with electric shower. Pedestal washbasin. WC. Heated towel rail.

Bedroom 3: Radiator.

Family bathroom: Panelled bath. Shower enclosure with electric shower. Pedestal washbasin. WC. Heated towel rail.

Outside: The property is approached through double gates and over a driveway providing parking for 2/3 vehicles leading to a single garage with up and over door and a personnel door to the garden. The established front garden has established shrub planting with a hedge boundary to the front. Side access leads to the rear garden with a generous patio adjoining the house and steps leading to the lawn, bounded by established border planting, a further patio seating area and 2 sheds.



Total area: approx. 154.3 sq. metres (1660.6 sq. feet)
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

