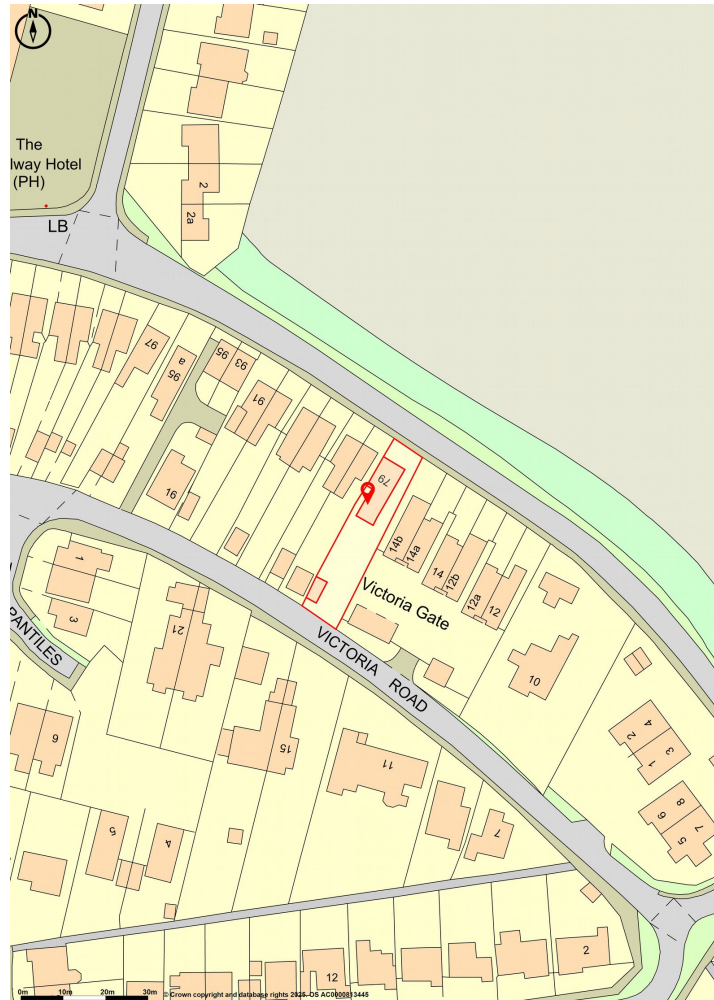
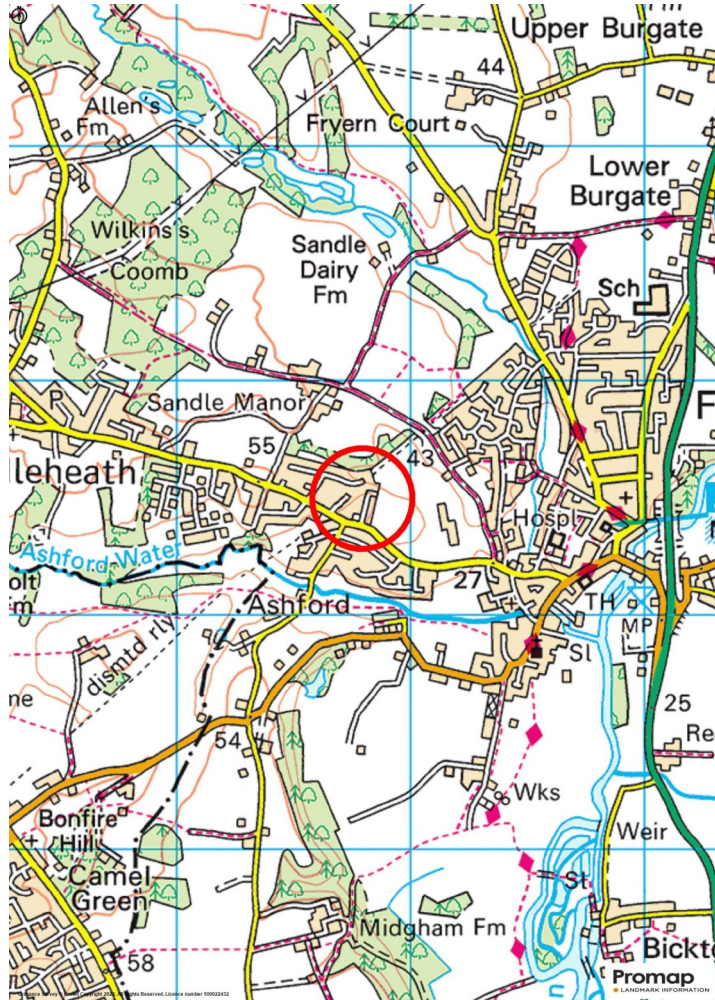


Marchlands, 79 Station Road, Fordingbridge, Hampshire SP6 1BU



A spacious and tastefully presented detached 3 storey Edwardian family home.

Hall, study, open plan kitchen/living room/dining room, 4 double bedrooms, family and en-suite bathrooms. South facing garden. Garage and parking. Part upvc double glazing. Gas fired central heating. EPC band E.

Guide Price: £535,000 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 2025/26: £2839.06

Services: Mains water, electricity, gas and drainage.

Location: The property is located on the edge of Fordingbridge within a popular residential area approximately 1/2 mile from the town centre.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Continue for half a mile or so and the property will be found on the left hand side (parking to the rear via Victoria Road).

Fordingbridge, which lies on the western edge of the New Forest National Park, offers a range 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. For transport communications, there is an excellent bus service (X3) from Fordingbridge to Salisbury, some 11 miles to the north where there is a mainline rail station to London Waterloo (approx 1 hr 40 mins) also to Ringwood and Bournemouth 6 and 18 miles respectively to the south. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078 with the port of Southampton approximately 20 miles.

The property comprises a tastefully presented Edwardian house that has been sympathetically updated by the current owners while retaining original features, including cast fireplaces and sliding sash bay windows to the front elevation. Offering a fabulous family home with living/kitchen/dining space opening onto the south facing patio, perfect for alfresco entertaining.

Painted and glazed door to:

Hall: Ceramic tiled floor. Tall radiator. Under stairs cupboard. Stairs to first floor.

Study: Original cast and tiled open fireplace. Built-in alcove storage and shelving. Bay window.

Kitchen: Fitted with a range of base cupboards, drawers and wall units with a central island unit. Integrated appliances including dishwasher, fridge, freezer, wine fridge, washing machine, electric oven and microwave. 5 burner gas hob with extractor over. AGA (gas fired). Corian work surfaces. Door to garden. Open to:

Sitting room: Tall radiator. Open to:

Dining room: Vaulted ceiling and bi-fold doors to patio and garden beyond. Tall radiator.

Stairs from hall to first floor landing: Under stairs cupboard.

Bedroom 1: Original cast and tiled fireplace. Bay window.
En-suite: Fully tiled with walk in rain shower. Wash basin. WC. Heated towel rail.

Bedroom 2: Cast fireplace. Radiator.

Family bathroom: Free standing double ended bath. Walk-in rain shower. Pedestal wash basin. WC. Radiator and heated towel rail.

Stairs from landing to second floor landing: Storage cupboard.

Bedroom 3: Original cast fireplace. Radiator.

Bedroom 4: Built-in wardrobes. Original cast fireplace. Radiator.

Outside: The south facing rear garden provides a high degree of privacy, with a patio adjoining the dining area and bi-fold doors creating a seamless link to outside. Off road parking and a detached single garage are accessed from Victoria Road.

