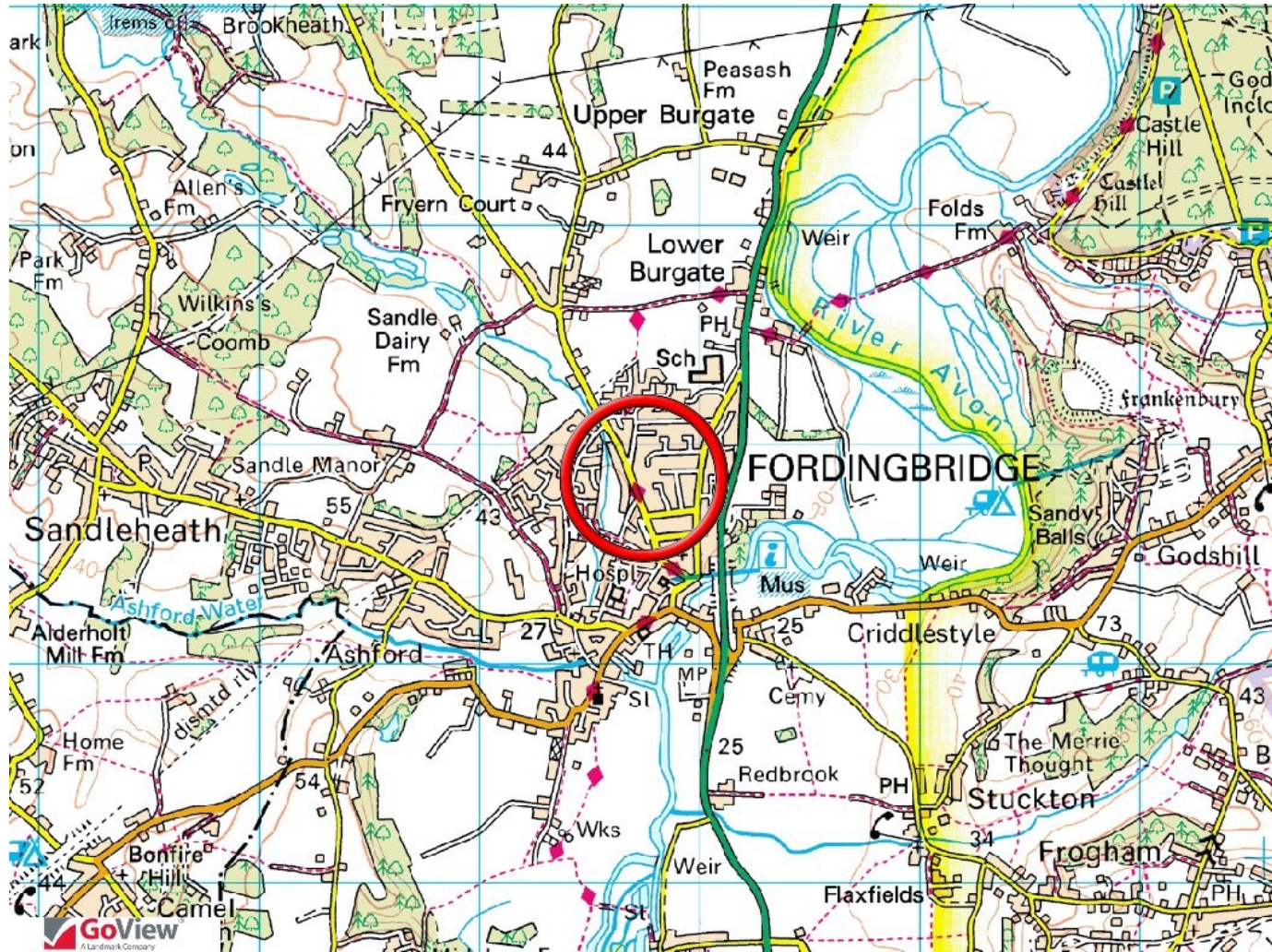


81 Whitsbury Road, Fordingbridge, Hampshire SP6 1LB



**A detached bungalow with a large west facing garden and potential to extend (subject to planning). Conveniently located for schools, local amenities and main bus route.**

Hall, kitchen/dining room, sitting room, 2 double bedrooms and shower room/WC. Electric heating. Upvc double glazing. Detached brick-built garage and workshop. Private driveway. Large garden. No forward chain. EPC band E.

**Price: £400,000 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](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://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: C    Rate payable : 2025/26: £2064.77

**Services:** Mains water, electricity and drainage.

**Location:** The property is well located on a private gravel track running adjacent to Whitsbury Road and within walking distance of the town, schools and open countryside

**To locate:** From our office in Bridge Street, turn right at the mini-roundabout and then left into Green Lane after the Post Office. Green Lane continues into Whitsbury Road and the property will be found on left hand side.

Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, post office, public library and churches of various denominations. The Burgate Secondary School & Sixth Form Centre and Infant and Junior Schools are situated towards the northern outskirts of the town. The medical centre is located near the Avonway Community Centre adjacent to the central car park. The town, which lies conveniently to the west of the New Forest Park boundary, is within easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth and the south coast approximately 17 miles to the south, and Southampton about 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, some 9 miles via the B3078. There is a frequent X3 bus service between Salisbury & Bournemouth stopping at Fordingbridge & Ringwood.

The attractive property, with rendered and colour-washed elevations under a tiled roof, offers scope to extend (subject to planning consent) if desired to create a lovely home with a generous west facing garden adjoining Sweatford Water meadow to the rear. The property benefits from recently (2024) installed Dimplex electric heaters throughout.

**Aluminium and glazed door to:**

**Hall:** Linen cupboard with lagged hot water cylinder. Electric wall heater. Loft access.

**Kitchen/dining room:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces with a stainless steel sink. Integrated double electric oven. Induction hob. Integrated dishwasher. Under counter fridge. Space and plumbing for washing machine (washing machine available by separate negotiation). Electric heater.

**Sitting room:** Adams style fireplace. 2 electric heaters. Patio door to patio and garden.

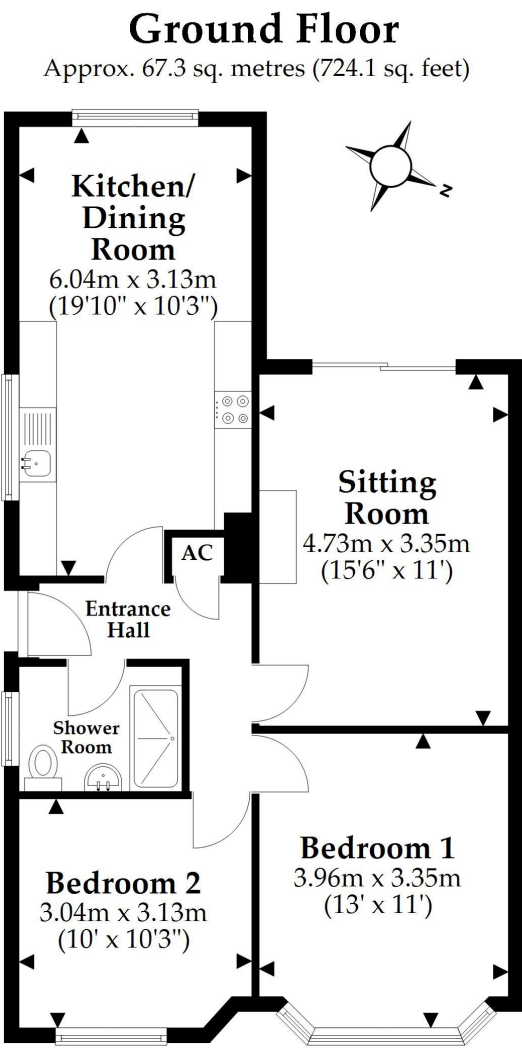
**Bedroom 1:** Electric heater.

**Bedroom 2:** Electric heater.

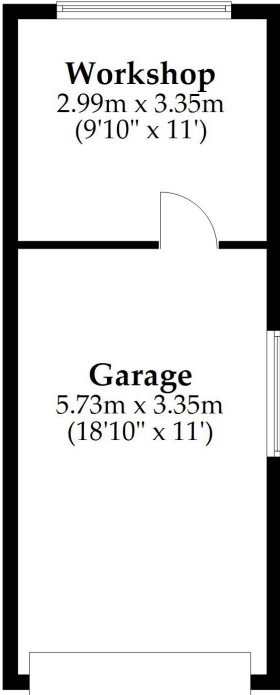
**Shower room:** Fully tiled with a shower enclosure and electric shower fitted. Pedestal washbasin. WC. Heated towel rail.

**Outside:** The property is approached from the private gravel track to a driveway providing parking for 2/3 vehicles and leading to a detached, brick built garage with a useful workshop or potential study.

The garden is laid mainly to lawn with mature hedging, a patio area is accessed from the sitting room and the garden has a lovely backdrop with Sweatford Water adjoining the rear boundary.



**Outbuilding**  
Approx. 29.5 sq. metres (318.0 sq. feet)



Total area: approx. 96.8 sq. metres (1042.2 sq. feet)  
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood 