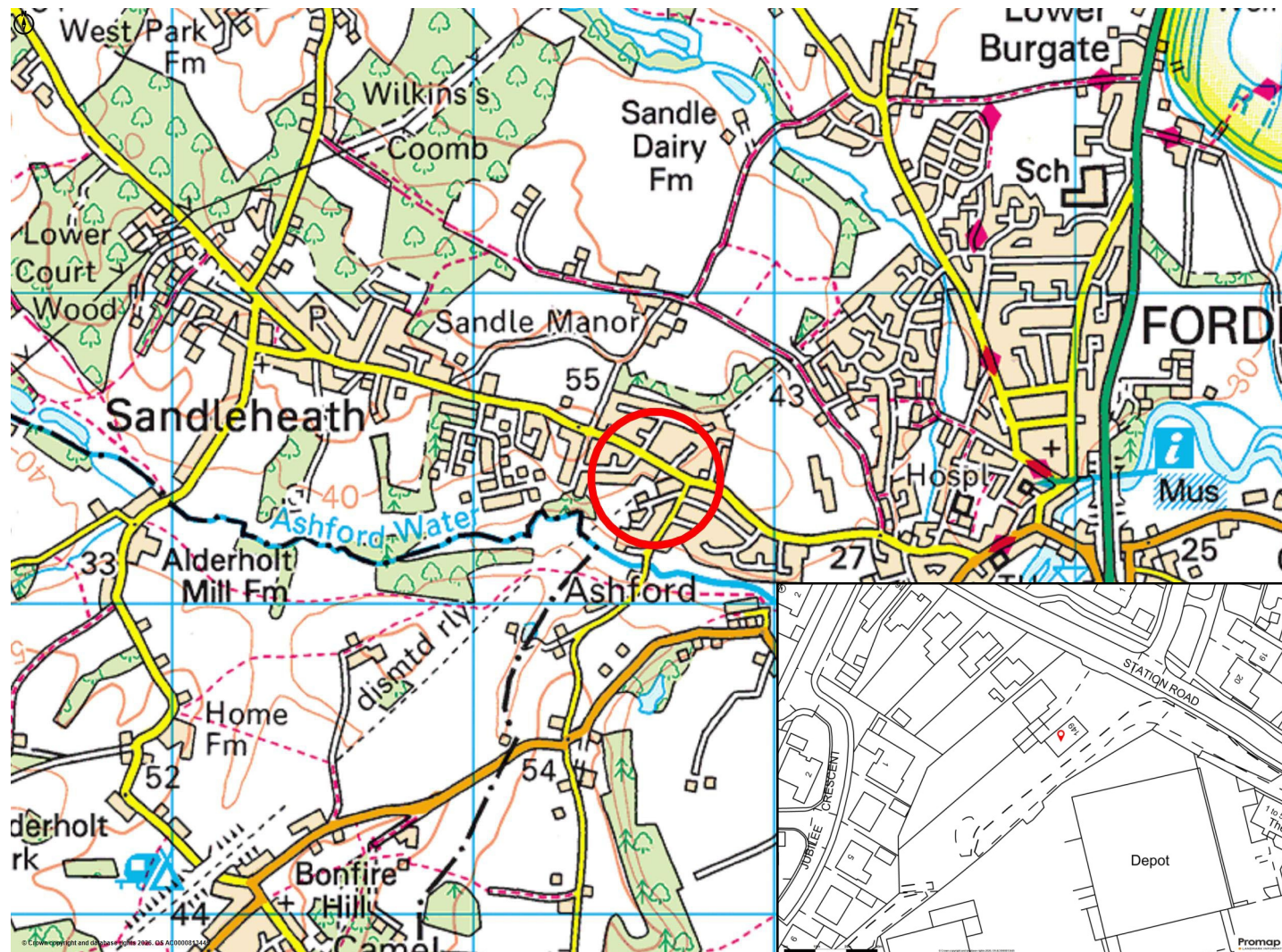


## 149 Station Road, Fordingbridge, Hampshire SP6 1DF



**A detached chalet style house with large southwest facing garden and offering scope to update located on the outskirts of Fordingbridge.**

Hall, L shaped sitting/dining room, fitted kitchen, 4 bedrooms, bathroom/WC and shower room/WC. Large south/west facing garden. Garage and carport. Parking. Upvc double glazing. Gas fired central heating. EPC band TBA.

**Price: £450,000 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](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 band: E                      Amount payable 2025/26: £2839.06

**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 opposite Falconwood Close.

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 chalet style house of traditional construction with brick and clad elevations under a tiled roof. The property has been well maintained by the current owners however now offers potential to update, or extend if required, to create a lovely family home with a fabulous large, south and west facing garden .

**Entrance hall:** Open slat stairs to first floor. Radiator.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. stainless steel sink. Space and plumbing for washing machine and dishwasher. Space for under counter fridge and freezer. Gas fired boiler. Hatch to dining area.

**L shaped sitting/dining room:** 3 radiators. Adams style fireplace with electric fire. French doors to patio and garden beyond.

**Bedroom 3:** Radiator.

**Bedroom 4:** Radiator.

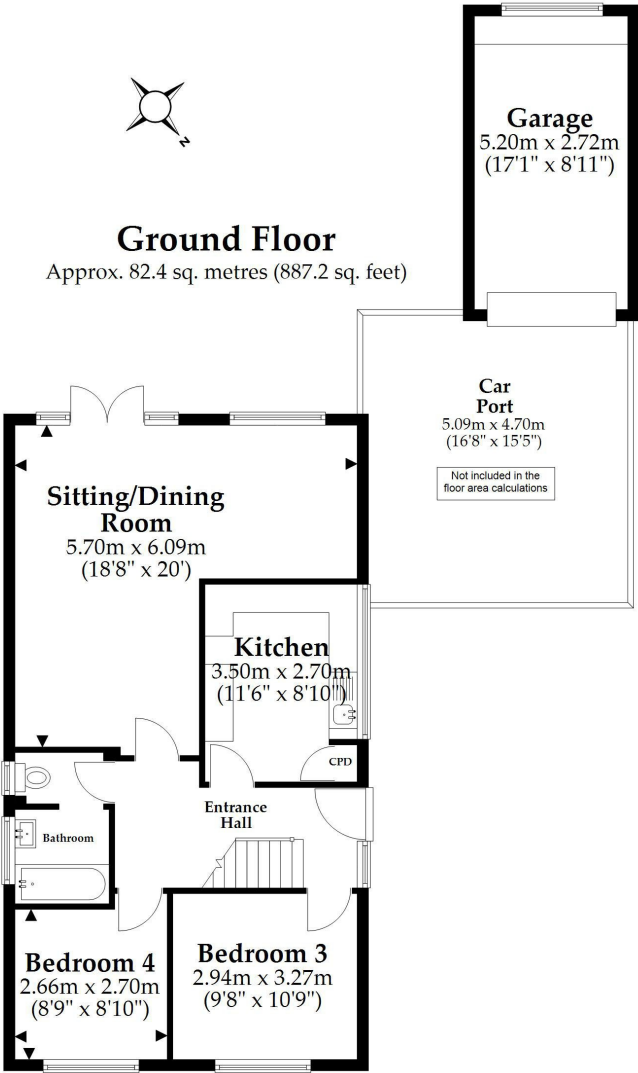
**Bathroom:** Panelled bath. Washbasin. WC. Radiator.

**Stairs from hall to first floor landing:** Airing cupboard with lagged hot water cylinder. Loft access.

**Bedroom 1:** Eaves storage. Radiator.

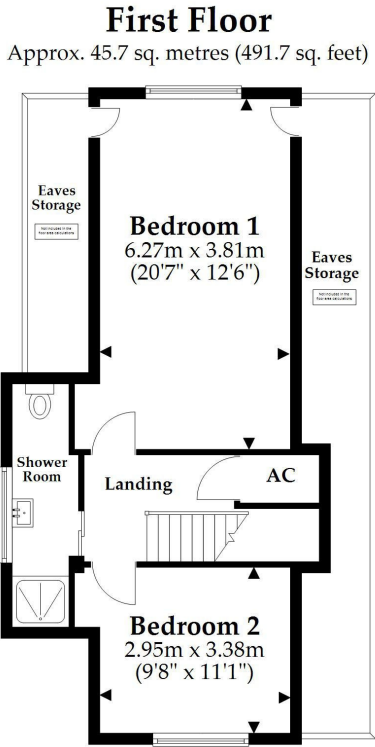
**Bedroom 2:** Radiator.

**Shower room:** Shower enclosure with mains shower fitted. Washbasin. WC. Wall heater.



Total area: approx. 128.1 sq. metres (1379.0 sq. feet)

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



**First Floor**

Approx. 45.7 sq. metres (491.7 sq. feet)