



Green Lane, Fordingbridge, SP6 1HU

SPENCERS
NEW FOREST





Tranquillity within the town. A simply stunning residence built only 10 years ago to exacting standards. Benefitting from approximately 250 metres of owned river that flows effortlessly through the plot to the right hand side, this 2,000 sqft home of exemplary quality really does situate itself within its own oasis, yet is a gentle stroll away from Fordingbridge Town Centre.

The quality of the build is reiterated by suspended concrete floors and underfloor heating throughout. A large sweeping pea shingle driveway is complimented by a triple car port and provides parking for multiple vehicles.



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The Property

Steps lead upwards to a centralised front porch and composite oak front door.

A spacious hallway leads to:

- A bespoke kitchen diner featuring a large 'U' shaped kitchen layout with a high end stone worktop and a variety of luxurious integral appliances inclusive of a Range Cooker. The room is elevated over the gardens, grounds and river, and is accessed via the panoramic, 'L' shaped, bi-folding doors. The kitchen diner provides access into a utility room that also provides garden access.
- The quaint and homely sitting room benefits from a centralised fireplace, fitted recessed shaker cupboards as well as an outlook over the river.
- Large cloakroom.
- Ground floor bedroom/snug with fitted cupboards and a window overlooking the terrace and sweeping lawns beyond.



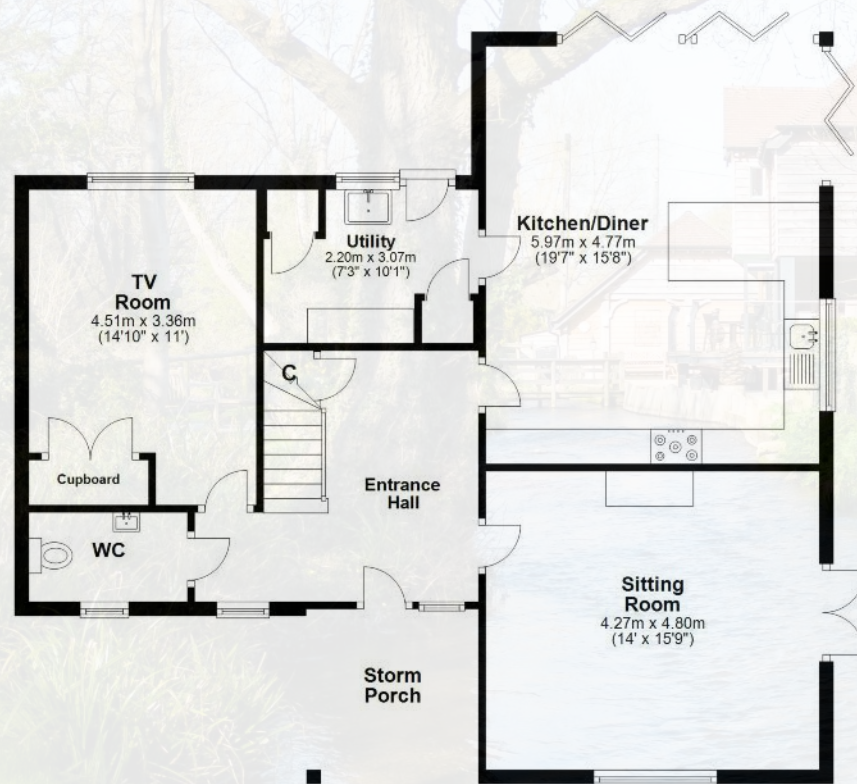
The hallway staircase proceeds to a bright and spacious landing area, flooded with light from the large Velux window leads to:-

- A grand and exuberant principal bedroom offers unrivalled views above and across the garden, grounds and river. The room has been fitted with bespoke fitted wardrobes as well as an exquisite en suite bath and shower room.
- Guest bedroom to the opposing end of the upstairs, complemented by a close by family bathroom.
- The family bathroom incorporates a country style in-cabinet vanity unit, WC and a modern pea shaped bath with shower attachment above.
- Bedroom three is a delightful double bedroom that benefits from intricate pocket windows and an en suite shower room.
- Bedroom four that sides onto the river is an ideal study or occasional snug.

FLOOR PLAN

Ground Floor

Approx. 94.0 sq. metres (1012.2 sq. feet)



First Floor

Approx. 92.3 sq. metres (993.2 sq. feet)



Total area: approx. 186.3 sq. metres (2005.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.







Grounds & Gardens

This impressive home is accessed via a five bar gate which leads into an expansive, graveled parking area for in excess of 5 cars. A triple car port lies to side of the property with a garden shed adjacent.

To the rear of the property sits the most majestic, landscaped gardens with Sweatfords Water river running past the side of the house, bordered by an abundance of flowers. The main garden is predominantly laid to lawn with a generous area of patio and marine grade, steel framed, raised composite decking with glass surround and ample space for garden furniture and a hot tub with an outlook over the river. A country style bridge then leads you across to a separate and extensive island with a small decking area, perfect for soaking up the sun or for a minute of tranquility. This one-off home also offers fishing rights and lends itself to enjoying the peace and beautiful surroundings.



The Situation

This attractive character home is conveniently located on the edge of the town centre of Fordingbridge with a good range of local shops, supermarket, cafés, restaurants and also excellent local schools. The popular market town of Ringwood is approximately 7 miles distant, offering an excellent variety of shopping facilities, boutiques, cafes and restaurants as well as two supermarkets and two leisure centres. The easily accessible A338 links to the cathedral city of Salisbury (approximately 8 miles north) which has a mainline railway station direct to Waterloo, London. There are international airports at both Bournemouth and Southampton.



The George Pub



Fordingbridge Town

Directions

From Ringwood, follow the A338 for approximately 5 miles before turning left into Fordingbridge. At the roundabout, take the second exit. After 200yrs, turn left down Green Lane and follow Green Lane for approximately half a mile where the property will be situated on the left hand side.

Services

Drainage: Eco Waste System

Council Tax Band: G

EPC: C

Points Of Interest

As the crow flies...

Fordingbridge	0.5 miles
The George Pub	0.3 miles
Salisbury	11.3 miles
Ringwood	6.5 miles
Moyles Court School	4.5 miles
Fordingbridge Hospital	0.2 miles
Bournemouth	16.8 miles
Christchurch	15 miles

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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