



Old Weir View

Southampton Road, Fordingbridge, SP6 2JT

SPENCERS
NEW FOREST





A stunning property with approximately 300ft of water frontage and fishing rights.

The property has recently undergone significant refurbishment and modernisation.

Located in a tranquil setting, with the highlight being its picturesque river and countryside views, this is a true home of distinction.



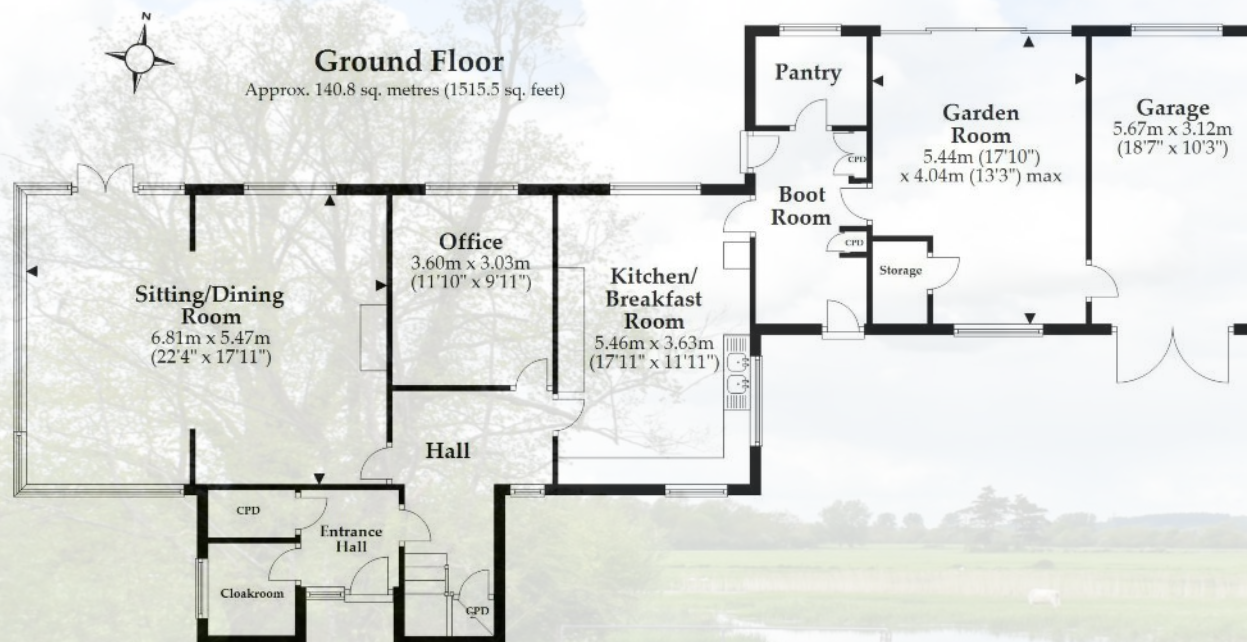
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The Property

- A bright and welcoming entrance hall.
- Impressive reception room with stunning views. This room has ample space for both living and dining areas, featuring many windows to take full advantage of the serene and picture-perfect vantage point.
- A spacious study/office area, which given the outlook could be ideal as a creative retreat.
- High-spec New Forest Design kitchen by Masterclass in Ashbourne light blue painted oak, featuring granite worktops, Samsung, Neff and Bosch integrated appliances.
- Terracotta tiled garden room with wood burner, adjoining pantry and access to the rear garden
- Cosy lounge/snug with sliding doors to the patio, overlooking a well-kept lawn and river. Includes ample storage area, currently with utilities.
- Downstairs WC/Cloakroom.
- Utility cupboard.
- Integral garage with workshop area and internal access to the lounge/snug.
- Generous principal bedroom with river and countryside views, fitted wardrobes, and space for a dressing area.
- Stylish en suite with feature tiling and additional wardrobe space.
- Bright guest bedroom with fitted wardrobes and scenic outlook.
- Third spacious double bedroom with river views.
- Modern bathroom with large walk-in shower.

FLOOR PLAN



First Floor
Approx. 72.8 sq. metres (783.9 sq. feet)



Total area: approx. 213.6 sq. metres (2299.4 sq. feet)

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







Grounds & Gardens

This impressive home is surrounded at the rear by resplendent landscaped gardens adjacent to the River Avon. This beautiful setting, which is on a plot of approximately 0.4 acres is reminiscent of a postcard and is perfect for soaking up the sun or for a minute of peace and tranquillity. The main garden is predominantly laid to lawn with a patio area and ample space for garden furniture. The garden also features a green house, kitchen garden and garden shed.

Old Weir View enjoys riparian ownership of a short stretch of the glorious Hampshire Avon. This renowned and much sought-after stretch of river offers everything a river angler could hope for including mature banks lined with overhanging willows, fast-flowing glides and deep, challenging pools. Well-known for its superb Barbel, Chub, Roach and Dace fishing, this idyllic stretch is also noted for the seasonal presence of Sea Trout and Salmon, making it a truly exceptional destination for coarse and game fishing alike.

Services

- Tenure: Freehold
- Council Tax Band: F
- Drainage: Private
- Heating: Oil fired
- Energy Performance Rating: E Current: 54E Potential: 85B
- Standard broadband speeds of up to 20 Mbps (Ofcom)



The George Pub



Fordingbridge Town

Directions

From Ringwood, follow the A338 for approximately 5 miles before turning left into Fordingbridge. Turn right onto the B3078 and proceed for approximately one minute. The property can be found on the left-hand side.

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.

Important Notice

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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