



**Ashford Close, Fordingbridge SP6 1DH**

**welcome to**

## **Ashford Close, Fordingbridge**

RECENT RENNOVATIONS - GORGEOUS GARDEN - LARGER THAN AVERAGE 4 BED HOME - SEPERATE GARAGE AND LARGE DRIVEWAY

### **Downstairs**

The entrance provides a welcoming first impression due to it being cleverly designed to offer more space internally.

From here, the principal rooms are arranged to offer a practical flow through the home, with space for coats, shoes and everyday essentials.

The main living room forms a comfortable and inviting place in which to relax. With room for a range of seating, it can be arranged around the needs of the new owner, whether creating a traditional family sitting room or a more contemporary social space.

This is a room designed for everyday enjoyment, equally suited to quiet evenings, family time or entertaining visiting friends. Its connection with the rest of the accommodation helps create a sociable and welcoming atmosphere.

The additional Study Area provides yet more space to create a space for reading, studying, playroom out onto the patio area.

The modern kitchen forms the practical heart of the property, providing a dedicated space for preparing everything from quick weekday breakfasts to relaxed weekend meals.

Offering useful storage and working space, the

room has the potential to be personalised according to the buyer's individual taste. Its practical arrangement supports the demands of everyday life while keeping cooking and dining conveniently connected.

### **Additional Reception Space**

/Dining Room provides valuable versatility. It could serve as a separate family room, home office, playroom or quiet reading space, allowing the property to adapt to different lifestyles.

For buyers working from home, this area could provide separation between professional and family life without compromising the principal living space.

### **Garden & Garage**

Outside, the garden forms an important extension of the living accommodation and provides an enjoyable setting for relaxation, outdoor dining and entertaining.

There is potential to establish a choice of seating areas, introduce colourful planting or create a practical family garden.

During the warmer months, it could become the perfect place for morning coffee, summer barbecues and evenings spent outdoors.

The space offers scope for keen gardeners while remaining adaptable for buyers who would prefer a more manageable, low-maintenance arrangement.



From the garden you can easily access the garage and the front of the property via the side.



### Upstairs

The principal bedroom with lovely En-Suite, offers a comfortable retreat at the end of the day, with space for a bed and complementary bedroom furniture.

The room can be styled as a calm and restful environment, while its proportions allow the new owner to introduce freestanding storage, dressing furniture or a reading corner where space permits.

The remaining bedrooms which are all good sizes continues the home's practical and adaptable character.

The rooms could be arranged as children's bedrooms, guest accommodation, a nursery or dedicated home-working space.

This flexibility makes the property suitable for a variety of purchasers and allows the accommodation to evolve over time as household requirements change.

The Family bathroom comes off from the hallway and has recently been completely replaced and modernised

### Location

Ashford Close is situated within the popular market town of Fordingbridge, placing the property within reach of local shops, services and community amenities.

Fordingbridge is positioned beside the River Avon and is well known for its attractive town centre,

historic character and access to the surrounding Hampshire countryside. The wider area offers opportunities for walking, cycling and outdoor recreation, making it particularly appealing to buyers looking to combine everyday convenience with a more relaxed lifestyle.

The nearby New Forest area provides a beautiful backdrop for days outdoors, while road connections offer access to surrounding villages, towns and employment centres. This makes the location a practical choice for buyers who want to remain connected while enjoying the character and community of a smaller market town.

### Additional Information

The Property has undergone some very beneficial structural work and 20 years ago some works for the structure was submitted through insurance, this has since not caused issues with insurance renewals and premiums. The property has also had some hairline crack works done and full structural surveys have also been carried out. There was also drainage works carried out this year which come with a 10 Year Guarantee



**view this property online** [fox-and-sons.co.uk/Property/FDB105687](https://fox-and-sons.co.uk/Property/FDB105687)



welcome to

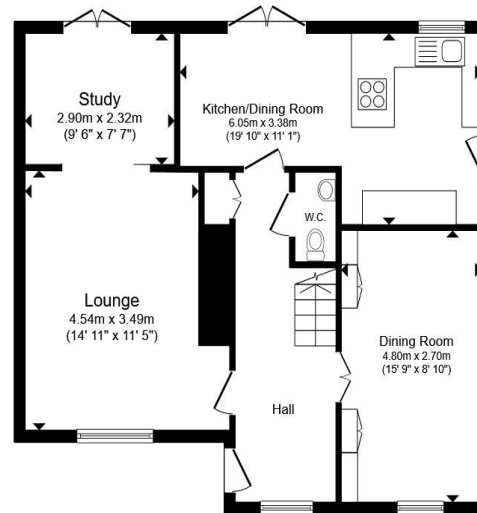
## Ashford Close, Fordingbridge

- Recent Property Improvements and Investments
- Larger than Average 4 Bedroom House
- Large Driveway and Garage
- Beautiful Garden & Patio Areas
- Close to Local Shops and Amenities

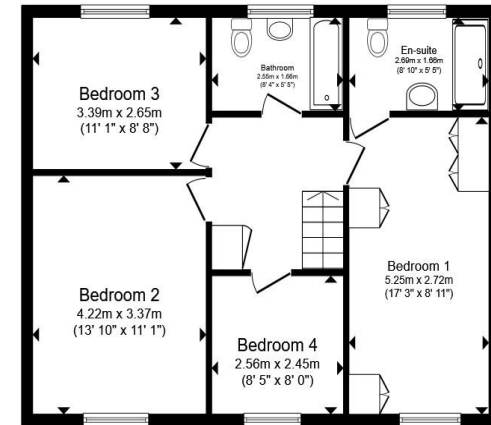
Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in the region of

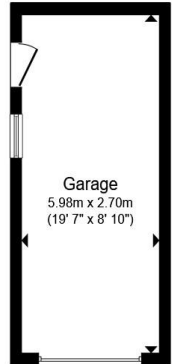
**£450,000**



Ground Floor



First Floor



Garage

Total floor area 146.2 m<sup>2</sup> (1,574 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [fox-and-sons.co.uk/Property/FDB105687](http://fox-and-sons.co.uk/Property/FDB105687)



Property Ref:  
FDB105687 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01425 652121**



[fordingbridge@fox-and-sons.co.uk](mailto:fordingbridge@fox-and-sons.co.uk)



8 Salisbury Street, FORDINGBRIDGE,  
Hampshire, SP6 1AF



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**