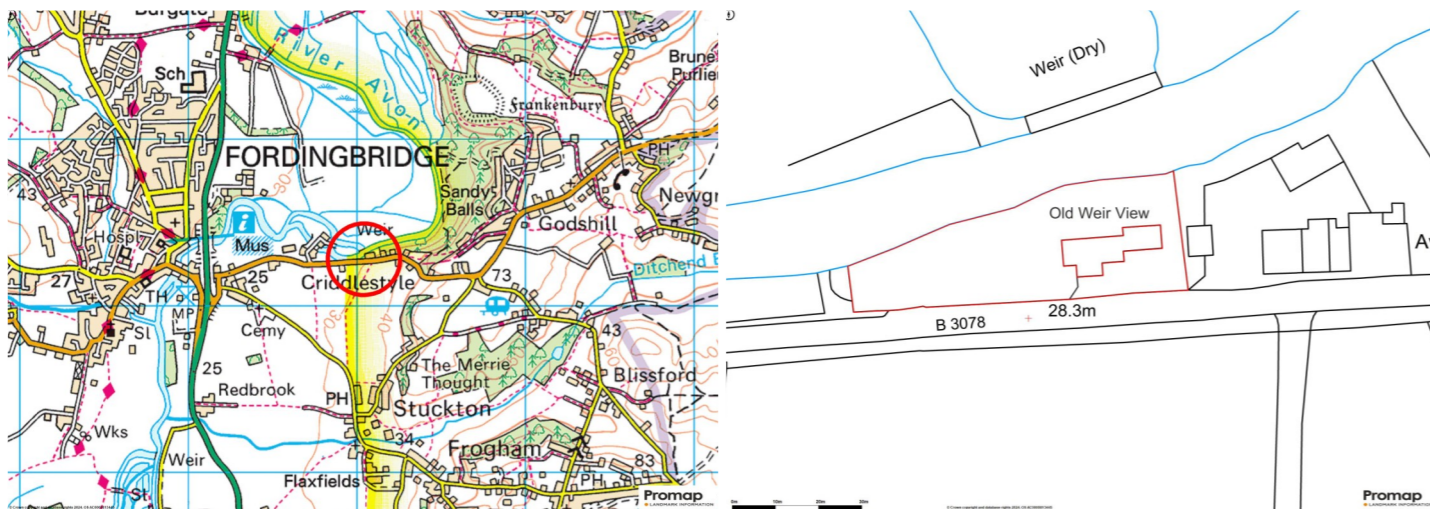


Old Weir View, Criddlestyle, Fordingbridge, Hampshire SP6 2JT



A beautifully appointed country house in a stunning location adjoining the River Avon and close to the heath and woodlands of the New Forest National Park.

Hall, cloakroom/WC, sitting room, dining room, study, kitchen/breakfast room, boot room and snug. 3 double bedrooms, family shower room/WC and en-suite bathroom/WC. Stunning garden (0.4 acre) with 350 feet of frontage to the River Avon. Oil fired central heating. Upvc double glazing. EPC band E.

Guide price: £995,000 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 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: F Amount payable 2024/25: £3200.82

Services: Mains water and electricity. Private drainage (treatment plant). Oil fired central heating.

Location: Old Weir View enjoys an enviable location with full width frontage to the River Avon in the hamlet of Criddlestyle, within the boundary of the New Forest National Park and approximately 3/4 a mile from Fordingbridge and a similar distance from Godshill. The property occupies a generous garden plot approaching half an acre with stunning, far reaching views over the river and meadows beyond.

To locate: From our office in Bridge Street proceed over the medieval bridge and continue for approximately half a mile on the B3078 where Old Weir View will be found on the left hand side.

Fordingbridge offers a range of local amenities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. Infant, Junior and The Burgate secondary schools are located towards the northern outskirts of the town, there are also number of private schools in the area, with Forres Sandle Manor in Sandleheath and Moyles Court School near Ringwood. The area is convenient for access to a number of important centres with Salisbury approximately 11 miles north, Ringwood and Bournemouth 6 and 18 miles to the south and Southampton approximately 20 miles to the south east. Junction 1 of the M27 can be reached at Cadnam, about 8 miles distant via the B3078. The New Forest offers thousands of acres for keen walkers, cyclists and horse riders to enjoy.

The property is built of traditional cavity wall construction with brick elevations under a tiled roof that has been extensively refurbished, both internally and externally, by the current owners and now offers spacious, light and well-arranged accommodation with potential to adapt further if desired. With all principal rooms benefitting from river views and the garden providing seating areas, a large patio perfect for alfresco dining, a small boat dock and steps leading to the water, the house and garden take full advantage of its unique position.

Oak porch with composite door to:

Entrance hall: Laundry cupboard with plumbing for washing machine. Radiator.

Cloakroom: Washbasin. WC. Radiator.

Hall: Under stairs cupboard. Radiator. Stairs to first floor.

Sitting/Dining room: Doors to garden. 2 radiators.

Study: Radiator.

Kitchen/breakfast room: Well fitted with a range of shaker style base cupboards, drawers and wall units with integrated double over, dishwasher, induction hob with extractor over and marble work surfaces. Space for fridge/freezer.

Boot room: Doors to drive and garden. Built-in storage.

Pantry: Fitted with shelving.

Snug: (Potential annex). Sliding doors to patio and garden. Large storage cupboard. Door to garage.

Stairs from hall to first floor landing: Airing cupboard.

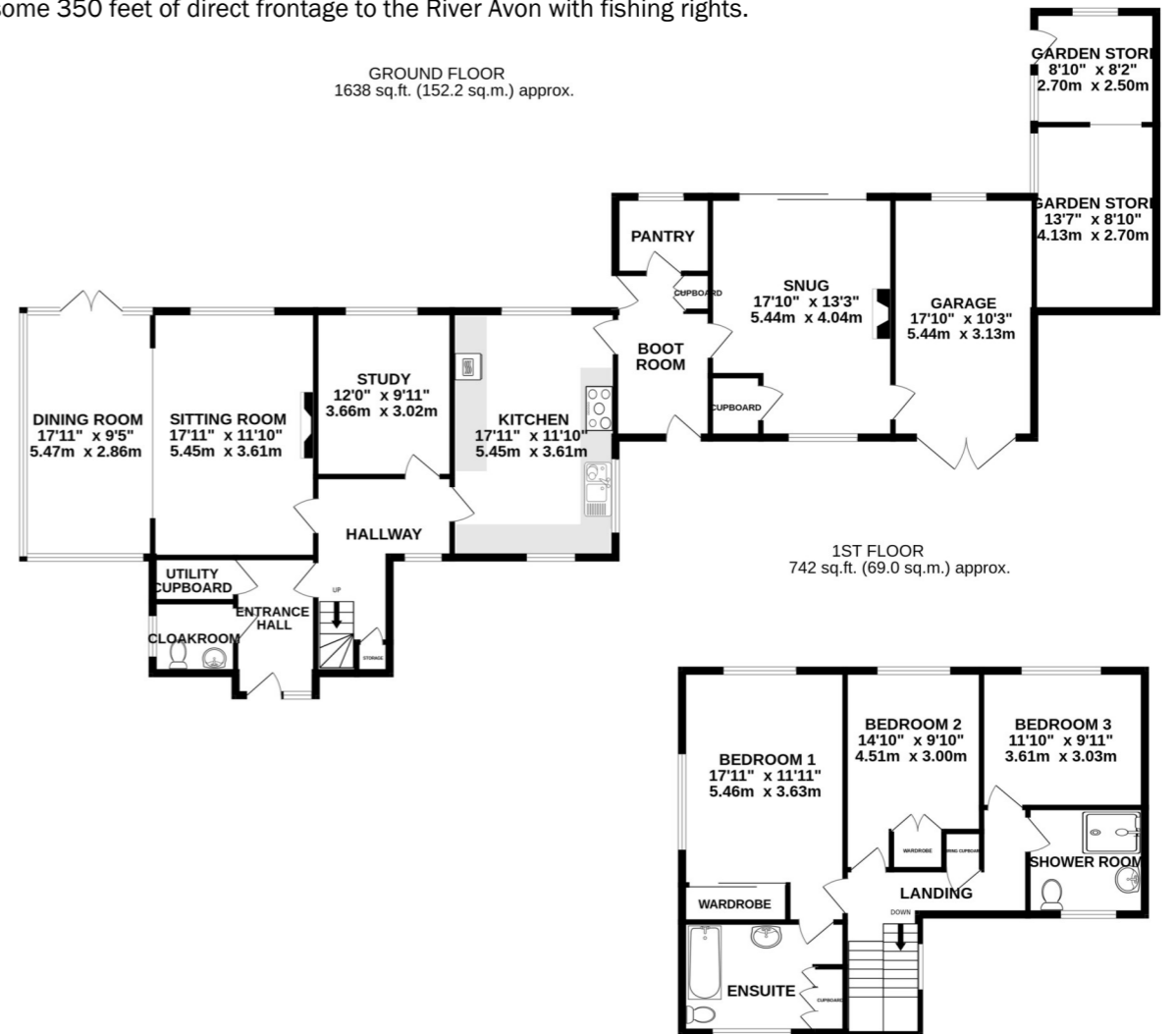
Bedroom 1: Extensive built-in wardrobes. Radiator.
En-suite: (Potential bedroom 4) Panelled bath. Washbasin. WC. Built-in wardrobes.

Bedroom 2: Built-in wardrobe. Radiator.

Bedroom 3: Radiator.

Shower room: Glazed shower unit with mains shower fitted. Washbasin. WC. Heated towel rail.

Outside: The property is approached over a driveway providing ample parking and leading to a single garage and store attached, offering potential to convert in living accommodation or create an annex (subject to planning/permitted development). The stunning garden grounds, measuring approximately 0.4 acres, are predominantly located to the side and rear of the property, are laid mainly to lawn with established tree, shrub and border planting, a kitchen garden with raised beds, a greenhouse and potting shed. A large patio with views over the garden, river and meadows beyond, perfect for alfresco dining. The property has some 350 feet of direct frontage to the River Avon with fishing rights.



TOTAL FLOOR AREA: 2380 sq.ft. (221.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2024

