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Adw03002/07/21



## Arnside, The Common, Woodgreen, Fordingbridge SP6 2BQ

**Outgoings:** Council tax band: D Amount payable: 2021/22: £1,865.89  
**Services:** Mains water and electricity. Private drainage.

**Location:** Well located in the thriving village of Woodgreen.

**To Locate:** From our office in Fordingbridge, proceed in the direction of Salisbury. After approximately 3 miles, when reaching the village of Breamore, turn right and proceed to Woodgreen. On entering the village bear left and turn right past the Horse & Groom public house. Ascend the hill and the property will be found on the right, before the common.

The sought after New Forest village of Woodgreen has a community run post office/general stores, a public house and parish church. Nearby Fordingbridge offers further facilities with a range of independent shops and eateries, a building society, public library, medical centre and churches of various denominations. There are primary schools in the neighbouring villages of Breamore & Hale which fall within the catchment area for the Burgate Secondary School & Sixth Form Centre in Fordingbridge. The area is convenient for access to a number of important centres with Salisbury some 9 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth approximately 20 miles to the south and the port of Southampton 18 miles distant. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3080.

The property comprises a detached bungalow, of traditional construction with facing brick elevations under a tiled roof. The property has been in the same ownership for over 50 years and now offers the opportunity to modernise, update or extend (*subject to planning and please note that the property is classed as a small dwelling within NFNPA planning policy*) to create a lovely home in the most superb location.

**Entrance hall:** Storage heater. Access to roof space.

**Kitchen:** Fitted with base cupboards and laminated work surface. Airing cupboard with lagged hot water cylinder. Larder cupboard. Door to outside.

**Sitting room:** Brick fireplace. Storage heater.

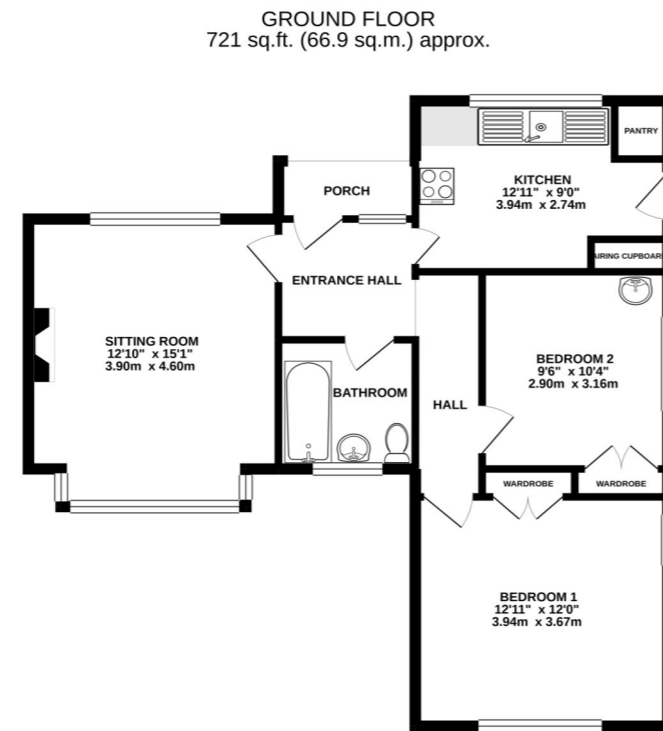
**Bedroom 1:** Built-in wardrobe. Storage heater.

**Bedroom 2:** Built-in wardrobe. Storage heater. Vanity washbasin.

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

**Outside:** The property is approached via a track leading from the common to a driveway providing parking for 2 cars.

The front garden is planted with established shrubs and has an attractive brick wall to the front boundary. The rear garden is laid mainly to lawn with established boundary hedges providing a high degree of privacy. Shed and caravan/store. Coal shed.



### New Forest National Park

**A detached bungalow in need of modernisation, well located in a popular New Forest village.**

Hall, sitting room with open fire, kitchen, 2 double bedrooms and bathroom/WC. Delightful south facing garden. Parking. Upvc double glazing. Electric heating. No forward chain. EPC band E.

**Guide price: £500,000 Freehold**

Viewing: Strictly by prior appointment with above sole agents.

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