



HEARNES
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Alderholt, Fordingbridge, Hampshire, SP6 3PT

FREEHOLD

A very well-presented four bedroom house located at the end of a small cul-de-sac within the boundaries of the village of Alderholt. Alderholt is located on the edge of Fordingbridge with a primary school, local shop including a Post office, popular public house, part-time Doctor's surgery, church, village hall, sports club and recreation ground. The nearby towns of Fordingbridge and Ringwood provide a greater range of shops, health and recreational facilities. The local road network provides ready access to the regional centers of Salisbury, Bournemouth and Southampton, where there are mainline rail links and airports at the latter two. The outdoor enthusiast is well catered for with the New Forest and Bournemouth beaches within easy reach.

The spacious accommodation of approximately 1640 sq. feet enjoys a good degree of natural lighting and comprises of an entrance hall which has oak effect flooring, under stairs storage area and returning staircase to the first floor. The sitting room is of a good size and has a beautiful bay window overlooking the front garden and a feature stone fireplace and hearth with inset gas fire. The dining room is open to the sitting room which makes a lovely family area and has double French doors opening onto paved patio and overlooking the south/south west facing rear gardens. The kitchen also overlooks the rear garden and offers a range of light oak effect shaker style base and wall units, with contrasting dark grey work tops, stainless steel under counter oven four ring gas hob with extractor over, integral dishwasher, fridge and freezer, stainless steel Frankie one and half basin sink unit, tiled splash backs and tiled flooring. A separate utility room provides further matching storage cupboards, space and plumbing for laundry appliances and personal door opening onto the rear gardens. The garage has been converted to form another reception room overlooking the front and a cloak room/WC completes the ground floor accommodation.

The first floor landing provides access to the four double bedrooms with the master being particularly spacious and benefitting from fitted wardrobes and a partially tiled en-suite shower room. Bedroom two also has fitted wardrobes and together with bedrooms three and four is serviced by the contemporary bathroom room which again is partially tiled with bespoke alcoves, panelled bath with shower attachment over, vanity unit with inset wash hand basin and concealed cistern WC.

The front of the property is approached via a block paved driveway which provides off road parking and access to garage which has an up and over door, power, lighting, window and personal door to the rear and the gated access through to the rear. The front garden is open plan and is mainly laid to lawn. The landscaped south/south westerly facing rear garden is well enclosed with a paved patio adjoining the property and is again mainly laid to lawn with oak sleeper borders bounded by laurel and shrub borders.

Viewing is highly recommended to appreciate the location and presentation of this delightful property.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE CERTIFICATE RATING: D

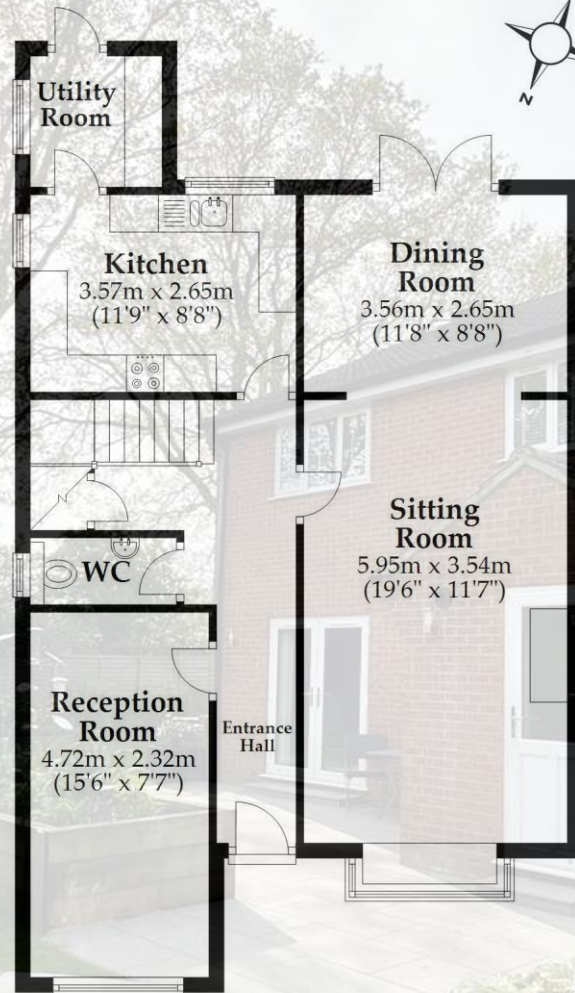
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





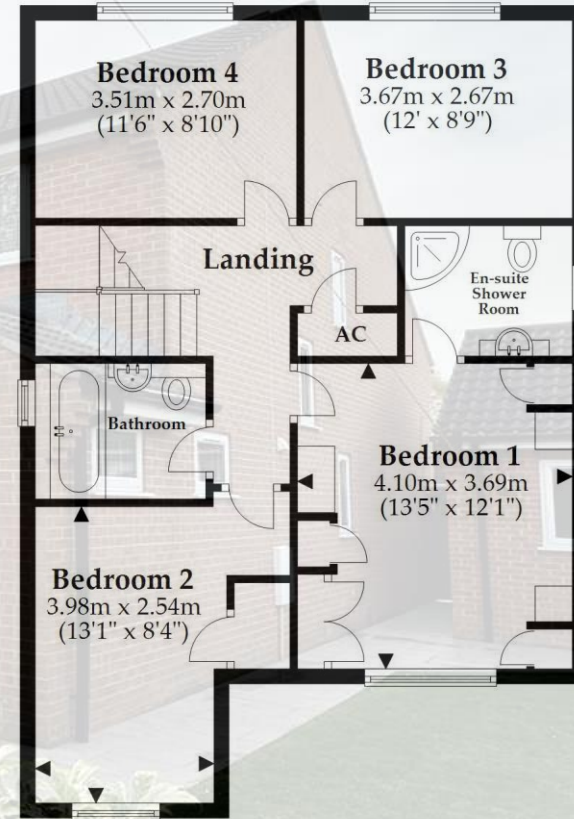
Ground Floor

Approx. 70.9 sq. metres (763.0 sq. feet)



First Floor

Approx. 67.4 sq. metres (725.4 sq. feet)



Outbuilding

Approx. 14.1 sq. metres (151.5 sq. feet)



Total area: approx. 152.3 sq. metres (1639.9 sq. feet)

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







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www.hearnes.com

52-54 High Street, Ringwood, Hampshire, BH24 1AG

Tel: 01425 489955 Email: ringwood@hearnes.com

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