



Highbank Gardens, Fordingbridge
Hampshire, SP6



Beyond your expectations

A lovely character home with beautiful countryside views.

Entrance Hall | Kitchen | Dining Room | Sitting Room | Utility Room | Downstairs Cloakroom | Four Bedrooms | One Bedroom with En-suite | Family Bathroom | Gardens | Garage/Workshop | Rolling Countryside Views

Price on Application Freehold

Description

An immaculately presented, beautifully appointed four bedroom detached home discreetly positioned in a Conservation Area located within Fordingbridge town centre.

This truly stunning home has been exquisitely enhanced and refurbished by the current vendors creating the luxury modern family home you find today.

Upon entering the home the quality and attention to detail is immediately apparent. The stunning entrance hall has glorious limestone flooring, which extends through the kitchen/breakfast room, dining room, utility room and cloakroom, and is a sizeable welcoming entrance to the home with the principal reception rooms arranged around it. There is a stunning, spacious formal sitting room with triple aspect windows allowing light to flood into the room and the feature fireplace provides a central focal point. French glass panel doors then open through to the dining room which is an excellent size with French doors leading out to the rear terrace and garden. An opening then leads through to the beautifully appointed kitchen/breakfast room with the useful utility room beyond. There is a side door from the utility room to the rear garden.

On the first floor there are 4 generous bedrooms. Three are excellent doubles, the master has an en-suite shower room and a useful boarded out storage area. The fourth bedroom is a good single or ideal study. A modern family

bathroom caters for the remaining bedrooms. All are beautifully decorated with three of them benefiting from built in wardrobes.

This deceptive home is superbly appointed and has been meticulously maintained and cared for by the current vendors. The homes position and quality of accommodation must be seen to be appreciated.

Outside

The gardens are a particular feature of the property and lie predominantly to the rear. To the front of the property is a gravelled parking area for several vehicles and access to the single garage. There is a variety of shrubs and mature hedging providing a degree of privacy from the neighbouring properties. To the rear the gardens are mainly laid to lawn with a beautiful array of colourful floral borders, hedging and mature specimen trees which give a feeling of seclusion from the outside world. Adjacent to the dining room is a patio area with a lovely rose entwined veranda adding more charm to the already glorious cottage gardens. This area is ideal for al-fresco entertaining during those warm summer days. Beyond the garden you are greeted with gorgeous countryside views.

Additional Information

The property is fitted with a working alarm system.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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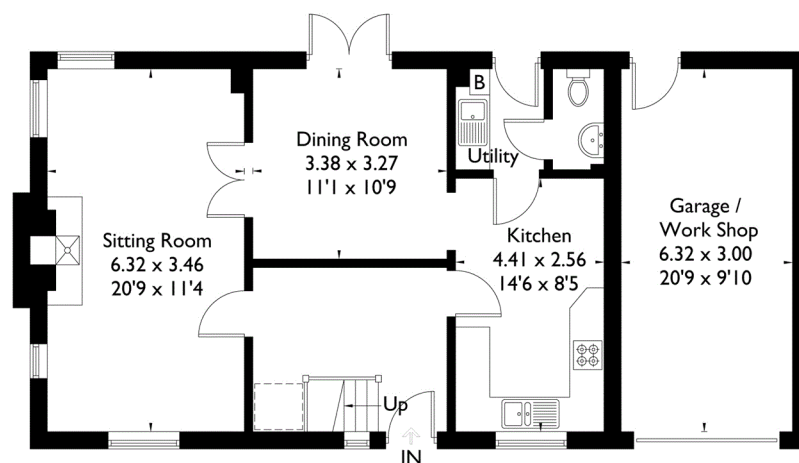
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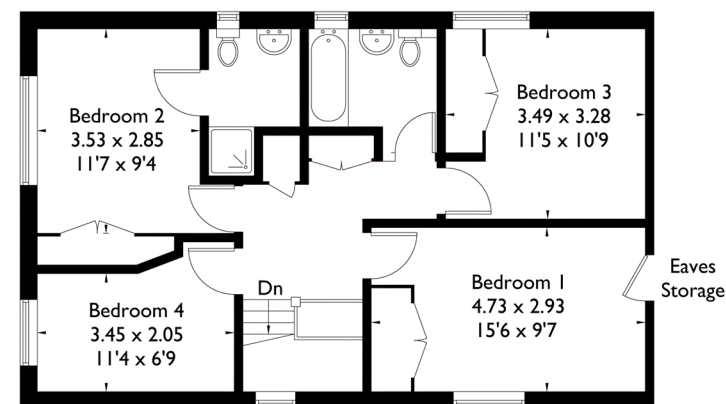
Approximate Gross Internal Area = 129.1 sq m / 1390 sq ft

Garage = 19 sq m / 204 sq ft

Total = 148.1 sq m / 1594 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 190223

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

