



HEARNES

WHERE SERVICE COUNTS



Fordingbridge Road, Fordingbridge, SP6 3BE

Freehold Price OIEO £1,100,000

A stunning Georgian style new build house situated on over half an acre in this beautiful semi-rural location with fabulous views to the rear. The property has been built to a high specification by a well renowned local builder and offers a 10 year NHBC Building Guarantee, it also benefits from under floor heating on the ground floor, CCTV, a security alarm and is satellite/free view ready.

Internally: There is an impressive entrance hallway with tiled flooring and a cloakroom/wc. A sitting room with a log burner and French doors, a dining/family room and a study. An exceptionally large kitchen/dining room with base and wall units, granite worktops, an island with a wooden worktop, full height fridge and freezer, Neff oven and combination microwave/oven, induction hob and extractor fan, wine fridge, dishwasher, French doors and a utility room to the side.

The first floor landing provides access to four double bedrooms with the master benefitting from delightful views to the rear and an en-suite shower room/wc with his and her basins. The other bedrooms are serviced by a family bathroom/wc with a separate shower cubicle.

The second floor would make ideal accommodation for an au pair and provides two further bedrooms, one with an en-suite bathroom/wc and there is also a shower/wc.

Externally: The property is entered through gates onto off road parking with access to an oak framed double garage with an office over; there are lawn areas to either side of the drive. The large rear gardens have stunning views over fields and are mainly laid to lawn with shrub beds and a spacious Indian stone patio.

Situation: The village of Alderholt contains a Co-op which includes a sub-post office; there is also a public house, two churches, a veterinary surgeon and service garage together with the village hall where numerous functions take place. In addition there is a Sports Club and recreation grounds, riding stables and a strong network of social and charitable organisations. The village has a primary school with middle and upper schooling at Cranborne and Wimborne for which schools transport is provided. Cranborne Chase and a network of footpaths provide extensive walking opportunities.

COUNCIL TAX BAND: tbc

ENERGY PERFORMANCE RATING: tbc

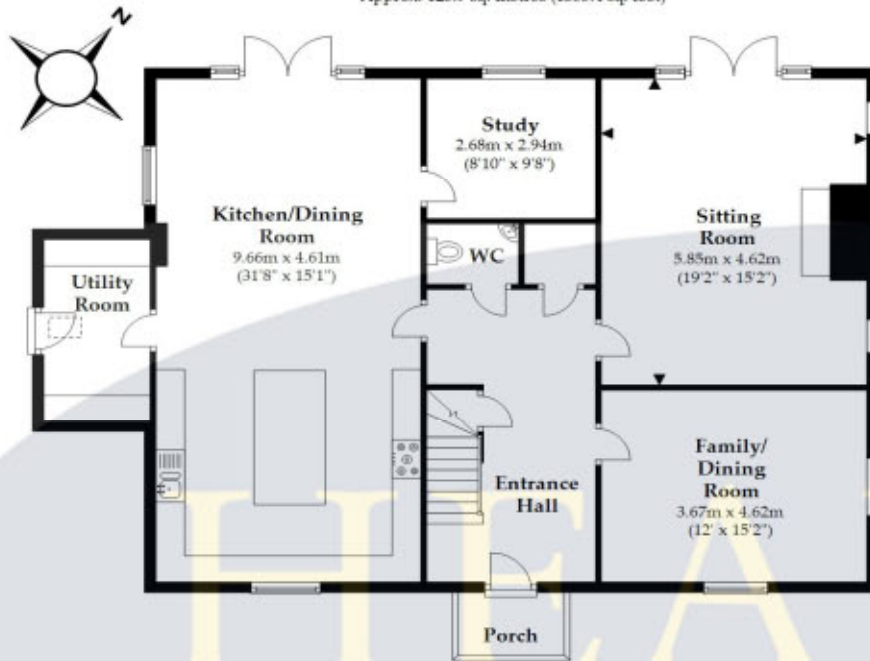






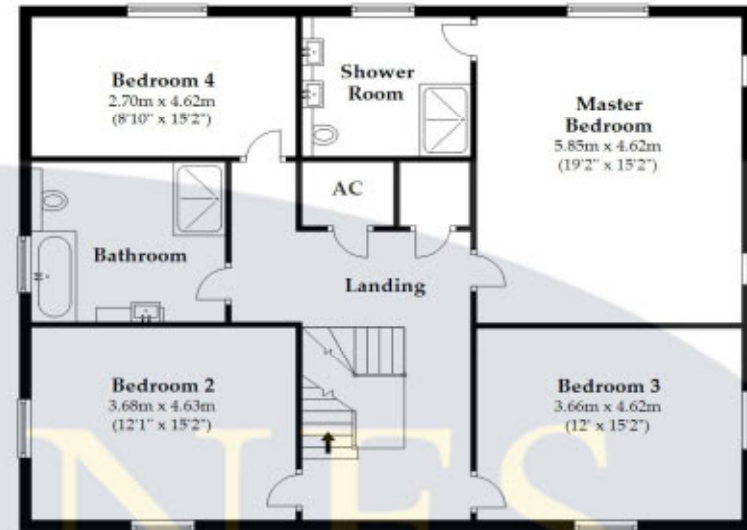
Ground Floor

Approx. 125.9 sq. metres (1355.4 sq. feet)



First Floor

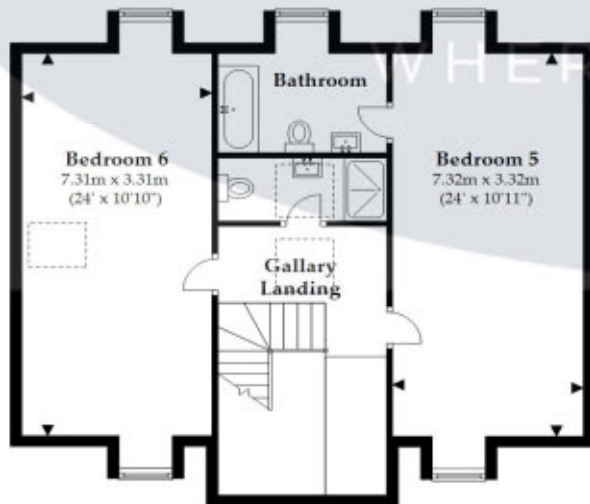
Approx. 119.0 sq. metres (1280.6 sq. feet)



Note: Outbuildings may not be in the positioned correctly, but are included floor area calculations

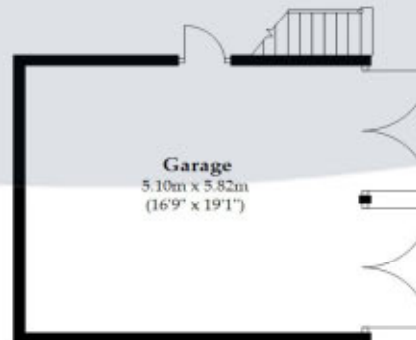
Second Floor

Approx. 77.6 sq. metres (835.0 sq. feet)



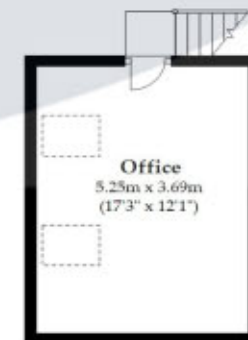
Outbuilding Ground Floor


Approx. 29.7 sq. metres (319.3 sq. feet)



Outbuilding First Floor

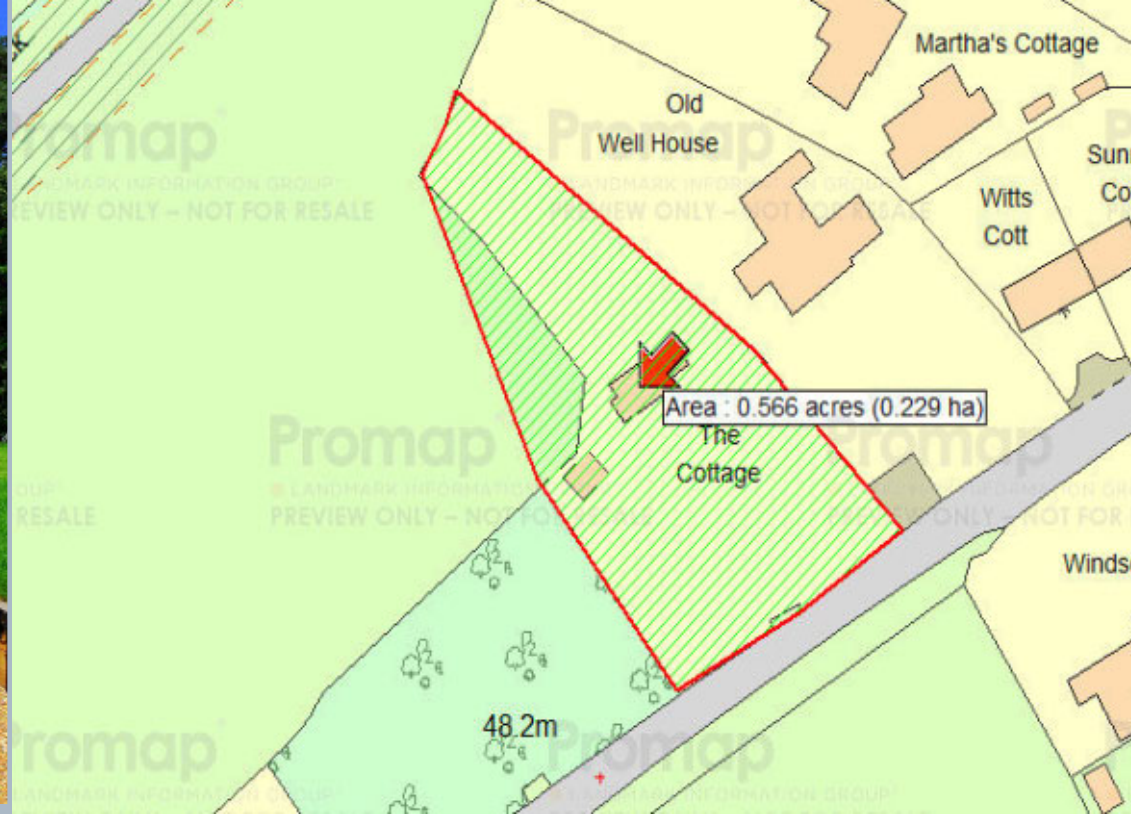
Approx. 19.4 sq. metres (208.5 sq. feet)



Total area: approx. 371.5 sq. metres (3998.8 sq. feet) 

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





www.hearnes.com

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

Tel: 01425 489955 Email: ringwood@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE