



# 4 The Deans Daggons Road, Alderholt

In Excess of £500,000



**FELLS**  
NEW FOREST PROPERTY

## 4 The Deans Daggons Road

Alderholt, Fordingbridge

Stunning detached family home in Alderholt. Meticulously maintained, recently redecorated, and boasting underfloor heating, large kitchen with high-end appliances, woodburning fire, south-westerly garden, 4 bedrooms, carport, and easy access to local amenities and woodlands. Call now for a viewing!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Versatile family home
- Large Family Room with underfloor heating and woodburner
- 4 Double bedrooms
- Recently redecorated - immaculately presented
- South-west facing gardens
- Carport and 2 parking spaces





**Beautifully presented detached family home, in the village of Alderholt.**

Recently redecorated throughout, this home benefits from multi-zone underfloor heating downstairs, radiators upstairs and double glazing throughout, making it a calm and quiet haven.

A large family room, incorporating the well fitted kitchen with a breakfast bar. The kitchen was installed only 5 years ago, with extensive worktops, a 5-burner gas hob, American double fridge and a built-in wine cooler.

The other side of the family room are sitting and dining areas, with French doors and windows overlooking the south westerly garden. This is a beautifully light and airy room, and the woodburning fire and underfloor heating ensure that this is a cosy and welcoming space.

Beyond the kitchen is a conservatory style porch at the back door leading to a small courtyard, with a path to the rear garden and the front of the house.

The 4th bedroom (currently used as a TV sitting room) also opens through French doors to the garden. This room would also make a fabulous study.

Also on the ground floor is the hall, a cloakroom, and utility / storage cupboard, where the GCH boiler is housed.

On the first floor, the landing leads to the double aspect master bedroom, with an ensuite shower room. Two further double bedrooms, one with built-in wardrobes. A well fitted bathroom, P-shaped bath with shower, handbasin, WC and a built-in cupboard.

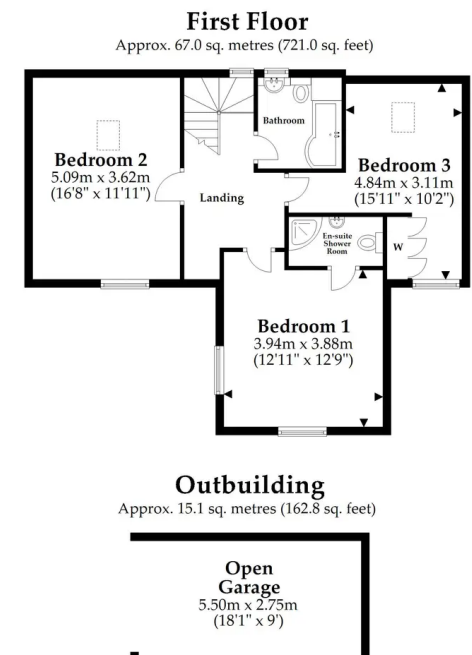
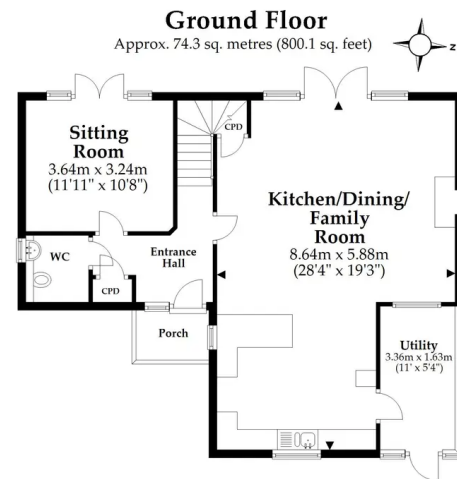
Outside, the south-west facing gardens are a delight. With plenty of outdoor patio space for the outdoor suite, and perfect for pleasant evenings and outdoor dining. With easy-care gardens, lawn and flower beds, there is a garden shed and a potting shed. At the front of the property is a gravel driveway, with a carport and 2 allocated parking spaces.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		78	87
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		3	1
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 156.4 sq. metres (1683.9 sq. feet)

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

