



HEARNES
WHERE SERVICE COUNTS

Fir Tree Hill, Alderholt, Fordingbridge, Hampshire, SP6 3AY

FREEHOLD

A wonderful, private and established plot of around 0.3 acres, plenty of parking and turning and a detached annexe, are just a few features of this beautiful and incredibly stylish, detached character home, that offers both spacious and incredibly flexible accommodation.

Positioned on a private road at the top of Fir Tree Hill, this fabulous home is perfect for a large family, anyone requiring an annexe, or even someone wanting a home and income.

The White House has been sympathetically extended and lovingly remodelled by the current owners, who have cleverly combined its many character features with a modern twist.

The ground floor lies host to three delightful reception rooms, two having feature fireplaces and bay windows, a cloakroom, boot room and stunning, vaulted kitchen breakfast room that is bathed in natural light from its skylights. This impressive and very sociable space has been designed to maximise the space on offer. It is fitted in a range of classic, shaker style units with contrasting quartz worktops and metro tiled splashbacks.

The first floor lies host to three well-proportioned double bedrooms and a superb family bathroom with roll-top bath. The master bedroom has its own sleek, contemporary style en-suite shower room.

Outside is what we believe to originally been a barn/garage, which has been converted into a superb 'shabby chic' one bedroom annexe/cottage. The front door opens into a lovely, spacious open plan kitchen/dining/sitting room with stairs that lead up to a vaulted, en-suite bedroom. This versatile space could be used as ancillary accommodation, an annexe or holiday let/extra income.

Outside the property is entered via remotely operated wooden gates that leads to a sweeping, gravelled driveway and ample parking/turning. This also leads to the detached annexe

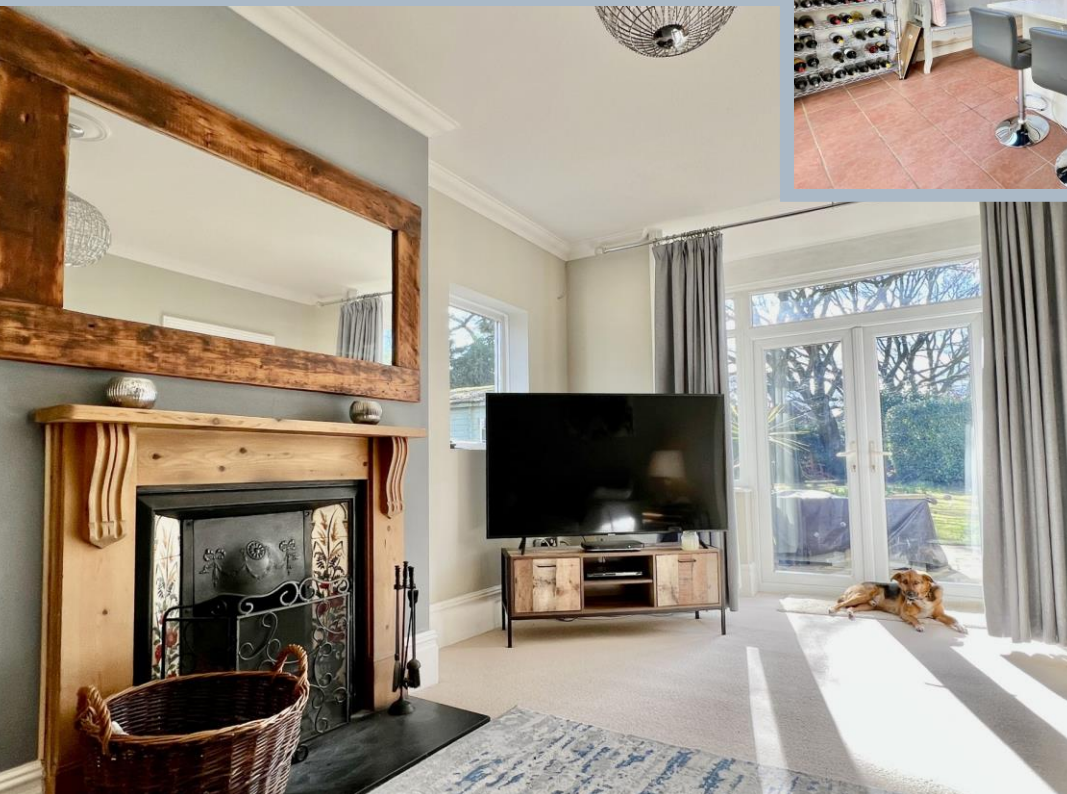
The rear garden extends to around 125 foot in length and is enclosed by a mixture of fencing, trees shrubs and hedging. The grounds are mainly laid to lawn with a raised timber deck that houses a fantastic garden lodge/bar which has the added benefit of power and light.

COUNCIL TAX BAND: F Dorset (east Dorset)

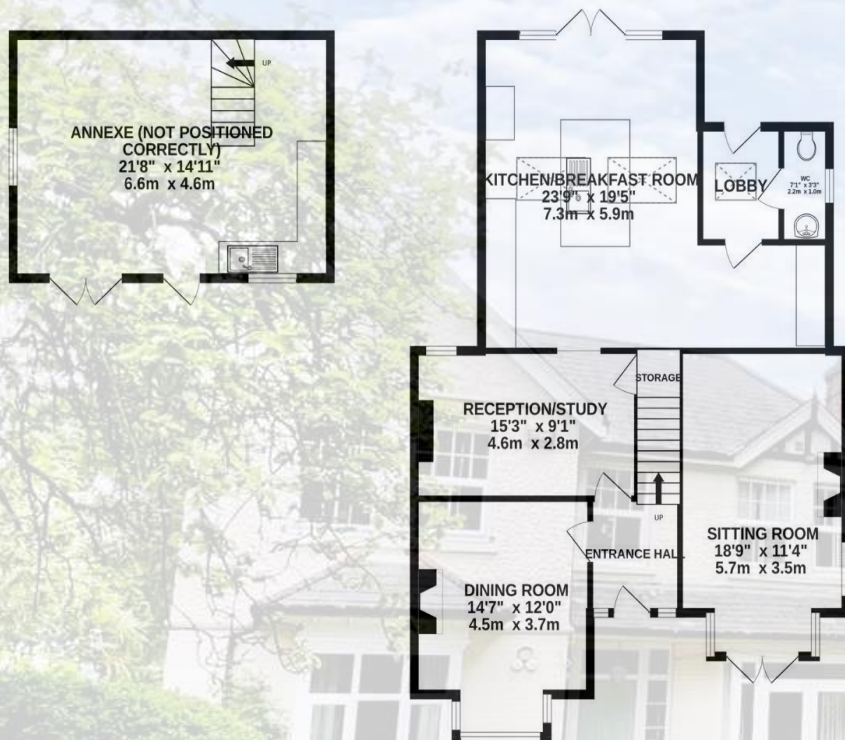
ENERGY PERFORMANCE CERTIFICATE RATING: D

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





GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 2207 sq.ft. (205.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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