



HEARNES
WHERE SERVICE COUNTS

Alderholt, Fordingbridge, Hampshire, SP6 3PJ

FREEHOLD

A well-appointed four bedroom detached house located in a most sought after cul-de-sac close to the Ringwood Forest and within the confines 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 centres 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 1485 sq. feet is beautifully presented throughout and comprises of an entrance hall which has oak effect laminate flooring, doorway through to the integral garage, a cloak to the side and an under stairs storage cupboard. The generous sitting room has a lovely bay window overlooking the front aspect, a feature red brick fireplace with inset gas coal effect fire and partially glazed double doors opening into the kitchen/dining room. The full width kitchen/dining room is a real attribute to the accommodation having been transformed by the current owners. The dining area has ample room for table and chairs and sliding doors opening onto the paved patio an ideal area for alfresco dining. The kitchen area provides a range of base and wall mounted high gloss cream units with curved corners and soft close doors and drawers, complimenting worksurfaces, under counter Bosch oven, four ring gas hob with chimney style stainless and glass extractor over, mono tiled splash back and ceramic tiled flooring. A separate utility room provides further storage units, space and plumbing for a washing machine and dryer and access opening onto the rear garden.

The first floor landing provides access to the four double bedrooms with the master benefitting from fitted wardrobes and an en-suite bathroom with a panelled bath with power shower attachment over, pedestal wash hand basin, WC and fully tiled walls. Bedroom three benefits from a built in cupboard and together with the remaining bedrooms are serviced by the family bathroom.

The front of the property is approached via a tarmac driveway which provides off road parking and access to the integral garage which has power, lighting and a utility area. The front garden is open plan and has a paved pathway and a lawn area to the side. The south westerly facing rear garden is well enclosed with a paved patio adjoining the property and is mainly laid to lawn with a gravelled pathway to the side.

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

COUNCIL TAX BAND: E

ENERGY PERFORMANCE RATING: D

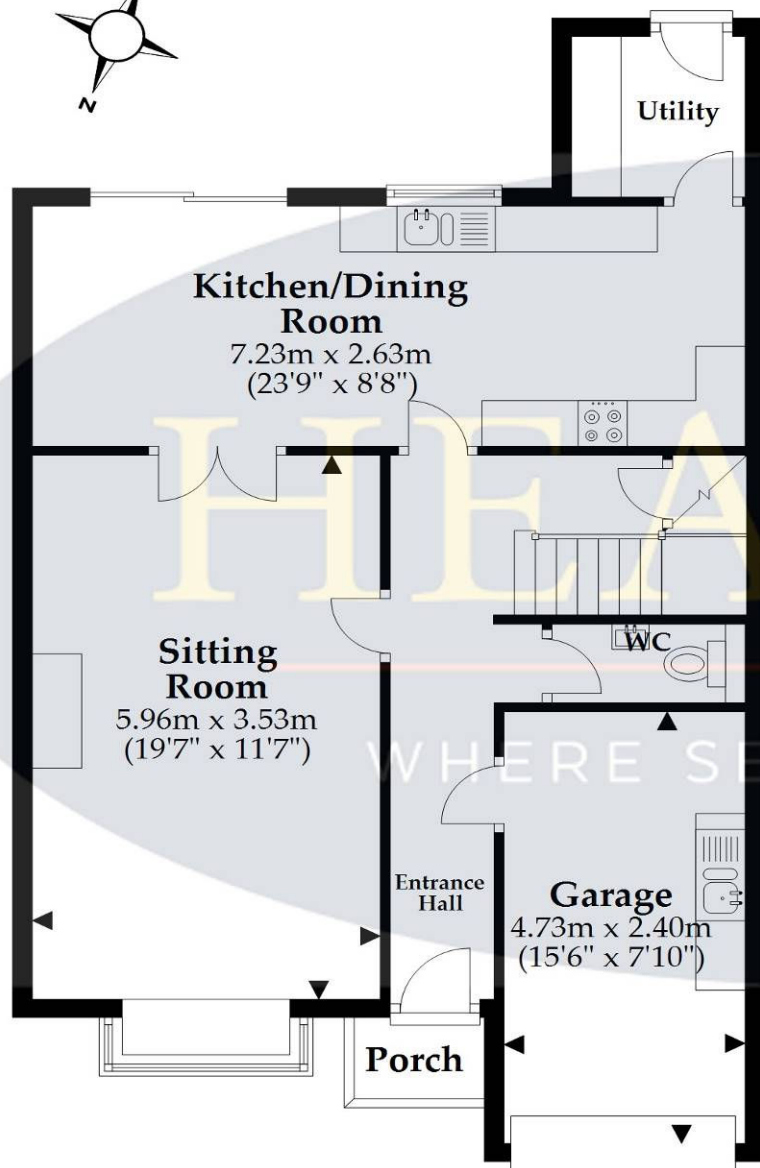
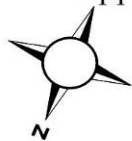
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





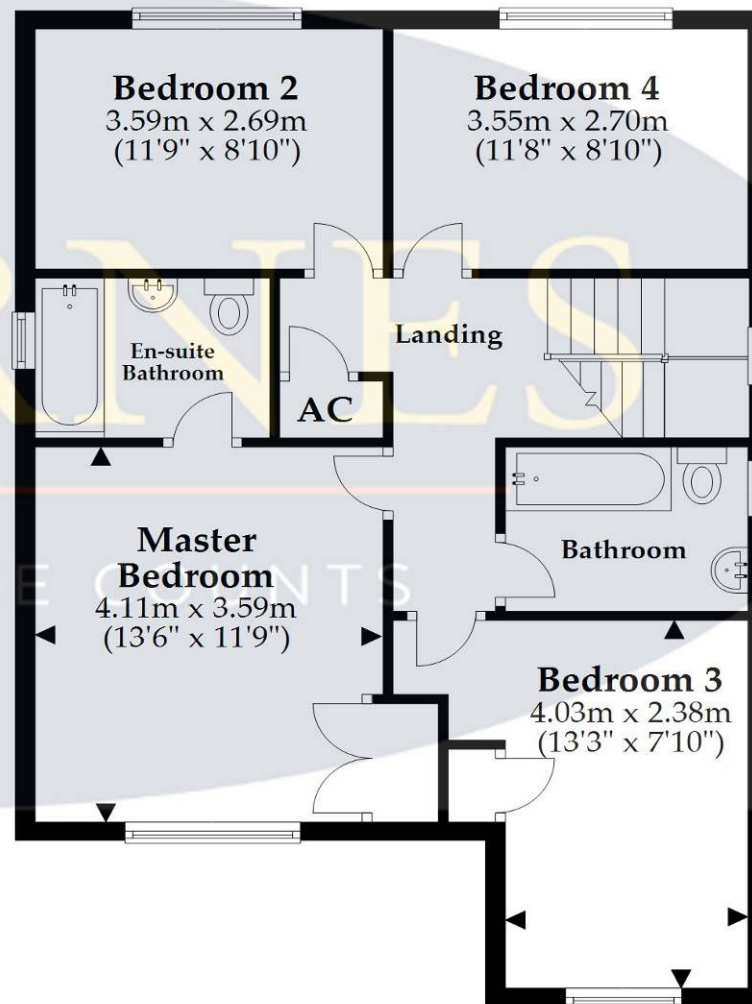
Ground Floor

Approx. 70.3 sq. metres (756.4 sq. feet)



First Floor

Approx. 67.7 sq. metres (729.0 sq. feet)



Total area: approx. 138.0 sq. metres (1485.3 sq. feet)

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







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