



HEARNES

WHERE SERVICE COUNTS



## Augustus Avenue, Fordingbridge, SP6 1FN

A delightful, private landscaped rear garden, designed for outdoor entertaining, off road parking for two cars and an EV charge point, are just a few features of this beautifully presented, spacious and stylish family home, that is located within a peaceful cul-de-sac. Having been completed in 2020, this well-designed Pennyfarthing Home still benefits from the residue of a 10 year NHBC guarantee, which expires in 2030.

The first floor accommodation briefly comprises three well-proportioned bedrooms, served by a crisp white family bathroom and useful storage cupboard.

The ground floor has been carefully thought out, with a light and airy open plan design. It lies host to a comprehensively fitted kitchen/dining room with a range of sleek modern, gloss fronted units with contrasting worktops. Built-in appliances include a dishwasher and matching oven/hob.

This impressive property further benefits from efficient gas central heating and double glazing.

The rear gardens can be accessed by doors from the open plan living area and have a sunny south-westerly aspect. The plot extends to around 35' in length. It has been landscaped and designed for outdoor entertaining and ease of maintenance, with a realistic artificial lawn, sandstone paved terrace and composite decked seating area. There is also a very large, secure timber shed/storage and side pedestrian gate to the driveway. To the front is a driveway providing parking for two cars in addition to an EV charge point.

**Local Authority:** New Forest

**Council Tax Band:** C

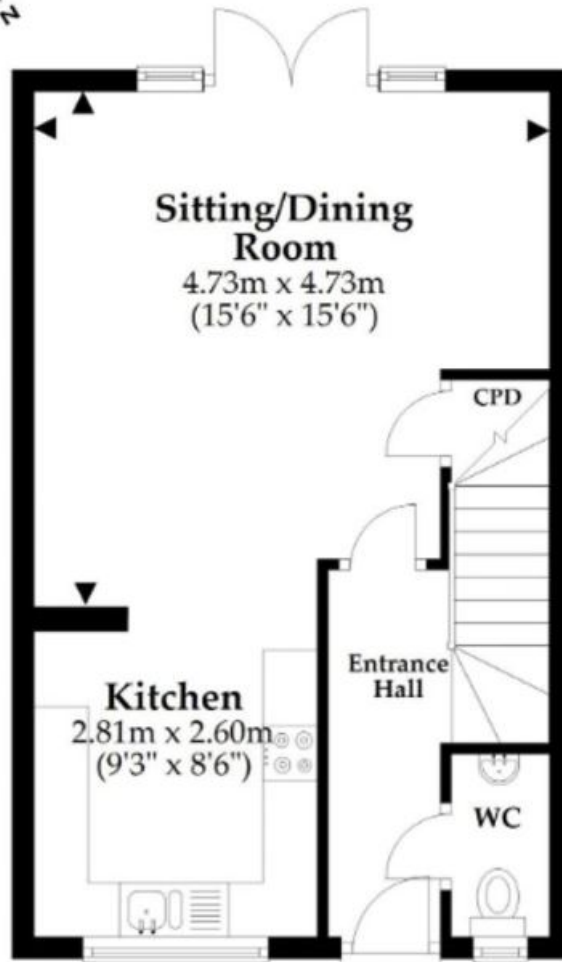
**Energy Performance Certificate (EPC):** B





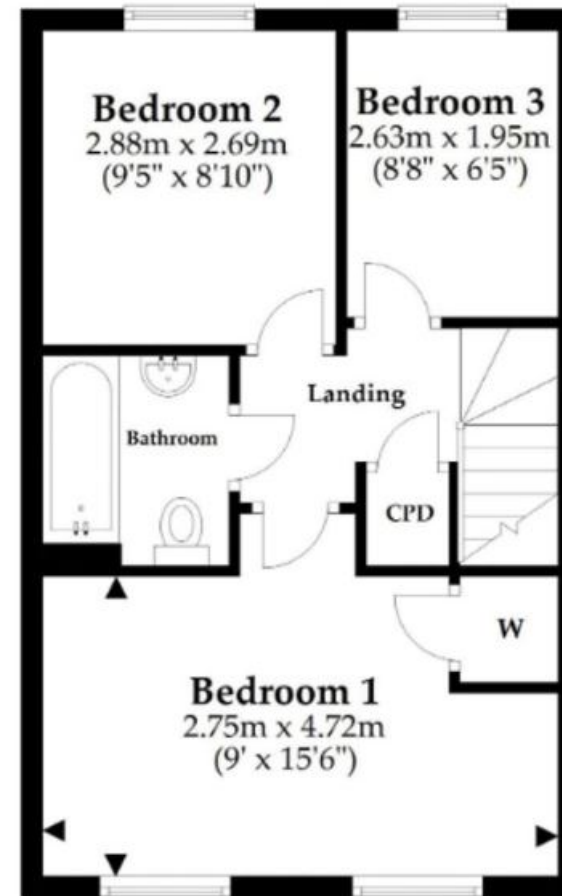
## Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



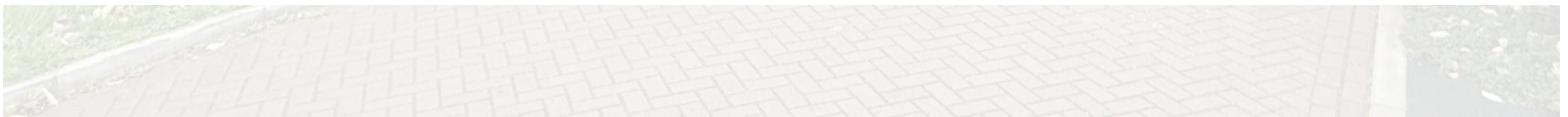
## First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)

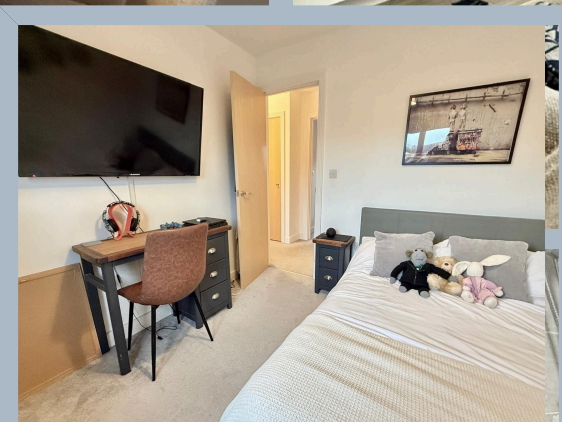


Total area: approx. 73.4 sq. metres (790.3 sq. feet)

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











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52-54 High Street, Ringwood, Hampshire

Tel : Email : [anthony@hearnes.com](mailto:anthony@hearnes.com)

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