



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.

The rear gardens can be accessed by doors from the open plan living area and have a sunny south-westerly aspect. The plot is much wider than a lot of others and 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. 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

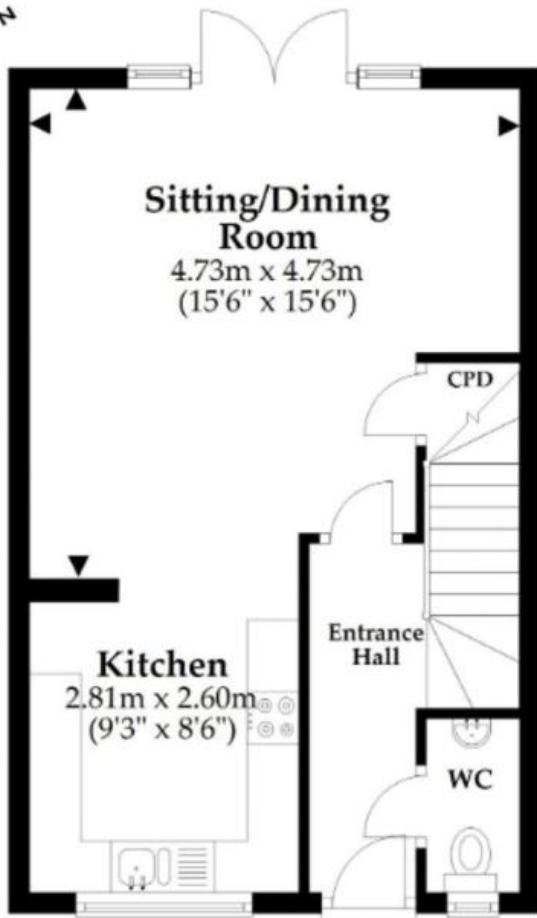
Energy Performance Certificate: Rating B





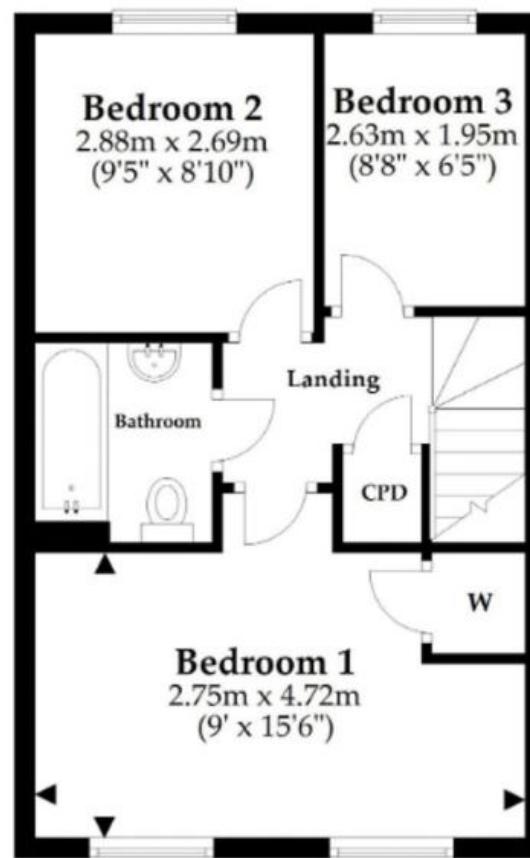
Ground Floor

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



