

Caspars Way,
Fordingbridge, SP6 1FL





MEYERS
MOVING BEYOND EXPECTATIONS



MEYERS




MEYERS



MEYERS

Offers In Excess Of: £300,000

Located within the award winning Augustus Park development by Pennyfarthing is this high specification two bedroom semi-detached home which was built in 2021. The perfect property for first time buyer and investors, this beautifully presented house comprises of a sitting/dining room opening into the kitchen, downstairs WC, modern family bathroom, large rear garden with a bespoke external home office/studio and a driveway with parking for multiple vehicles. Conveniently situated close to forest walks and benefits from the remaining years of NHBC warranty. Must be viewed to be appreciate the stylish décor and presentation throughout.

 1  2  2  2/3



- Two Bedroom Semi Detached House
- Driveway with Multiple Parking Spaces
- Modern and Stylish Décor Throughout
- Private Rear Garden Back Garden with Patio
- Spacious Open Plan Sitting/Dining/Kitchen area
- Bespoke External Home Office/Studio
- Short walk to Open Heath/Forest and Local SANG
- Approx 7 Years Remaining on the NHBC Building Warranty

Entrance

Approached via a short block paved pathway set between two shrub and flower borders, a storm porch provides cover before entering the property via the UPVC front door. The bright entrance hallway, with wood affect flooring, provides access to the ground floor WC and the stairs rise to the first flooring landing from here.

Ground Floor WC

The ground floor cloakroom comprises a low-level WC, pedestal wash basin with mixer taps with a tiled splashback. Finished with wood panelled walls and tiled floors and benefits from an opaque window to the front aspect.

Sitting/Dining Room

A partially glazed oak internal door from the entrance hallway leads into the sitting/dining room which has views down the garden through the UPVC French doors and side panel windows. There is ample space for a corner sofa suite and freestanding furniture and there are provisions for a wall mounted TV. An understairs cupboard provides storage space and houses the electric fuse board and there is space in the dining area for a 4 seater table and chairs.

Kitchen

Open from the dining area the contemporary kitchen has an aspect to the front elevation and has been fitted

with grey floor and wall mounted units with a contrasting wood effect laminate worksurface and upstands, fitted with a 1-1/2 bowl, stainless steel, sink unit and mixer tap, Hotpoint four ring gas hob with a stainless steel splashback and chimney style extractor over, undercounter Hotpoint oven. There is space for a freestanding fridge/freezer and washing machine. Tiled flooring completes the kitchen.

Landing

The carpeted stairs and landing provide access to both of the bedroom and the bathroom. A ceiling hatch with a pulldown ladder provides access to the loft, which has lighting within and is part boarded.

Bedroom 1

The principle bedroom is located to the rear of the property with views over the garden and is a well-proportioned bright room which benefits from a fitted double wardrobes with sliding mirrored doors and internal shelves and rails. There is ample space for a king size bed and freestanding furniture.

Bedroom 2

Another bright double bedroom located to the front aspect and having space for a double bed and freestanding furniture and benefits from a built in linen cupboard which houses the Worcester combination boiler and has shelving within.

Bathroom

The family bathroom comprises a panelled bath with mixer taps and overhead shower attachment, enclosed with a shower screen and tiled walls, low level WC, pedestal wash hand basin with mixer taps and an illuminated mirror over with a built in shaving point over and a wall mounted towel rail. Finished with tiled flooring.

External Office/Studio

The external office/studio benefits from UPVC sliding doors, underfloor heating under a wood affect floor, power and lighting within and has been plastered and decorated. Finished with wood cladding, external lighting with a covered soffit overhang.

Patrick Hester

07581253269

patrick.h@meyersstates.com



MEYERS
MOVING BEYOND EXPECTATIONS

Dan Godwin

07921630833

dan.g@meyersstates.com

Externally

The front of the property has been finished with shrub borders to both sides of the block paved pathway which leads to the covered storm porch. There is external lighting and water tap to the front elevation. A block paved driveway to the side provides off parking for two or three vehicles, a double electric socket has been fitted for power and a side gate provides access to the rear garden.

The garden is enclosed with panelled fencing is mainly laid to Lawn with a patio directly off the rear of the property, ideal for outdoor dining. A path leads to the rear of the garden where there is raised vegetable beds, the outside office/studio and a garden shed for storage.

Location

Caspars Way is conveniently located on the outskirts of the popular market town of Fordingbridge and enjoys access to multiple dog walking hotspots. When developing Augustus Park a children's play park was created as well as an area of sustainable natural alternative greenspace (SANG) land with boardwalks around and over the river, gravel paths, dog walking dipping areas and seating.

Popular with commuters, Fordingbridge has a variety of shops, bars and restaurants, with a beautiful recreational area/park, doctors and dental surgeries and is the gateway to the New Forest. The A338 leads to Ringwood, A31 to the

South Coast and Bournemouth and M27/M3 to London. As well as being within convenient driving distance of the beautiful Dorset beaches and Hampshire's brilliant New Forest, Fordingbridge is well positioned to take advantage of the International Airports located in Bournemouth and Southampton.

Tenure:
Freehold

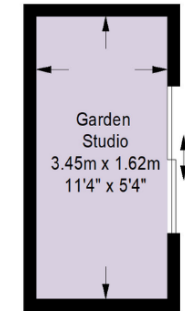
Council Tax Band:
C

Local Authority:
New Forest

EPC Rating:
B



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(Not Shown In Actual Location / Orientation)

PARKING:

CASPARS WAY FORDINGBRIDGE SP6

Copyright: Meyers Estates 2021

APPROXIMATE AREAS	
GROUND FLOOR AREA	384 SQ FT
FIRST FLOOR AREA	340 SQ FT
TOTAL FLOOR AREA	747 SQ FT
COUNCIL TAX	C
EPC RATING	B
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

01425 561227
Ringwood@meyersstates.com
www.meyersstates.com

Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

