



EDWARDS  
ESTATE AGENTS

PARK LANE  
FORDINGBRIDGE, SP6 3AJ







# GUIDE PRICE £700,000

This beautifully presented detached house offers an exceptional living experience. With a versatile layout, the property is ideal for families or those seeking additional space for guests or work-from-home arrangements.

Upon entering, you are greeted by a bright and welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a contemporary kitchen/diner, equipped with a range of integrated appliances, perfect for culinary enthusiasts. Adjoining this space is a utility room, ensuring practicality in daily living. The lovely dining room provides an inviting atmosphere for family meals, while the homely sitting room, complete with a central inglenook fireplace, offers a cosy retreat. Additionally, a versatile snug or fifth bedroom and a convenient cloakroom enhance the functionality of this floor.

Ascending to the first floor, you will find four well-proportioned bedrooms, including a master suite with an ensuite bathroom. The family bathroom is tastefully designed, featuring a roll-top bath, a walk-in shower, and modern fixtures, catering to the needs of the remaining bedrooms.

A standout feature of this property is the self-contained one-bedroom annex, which boasts a beautiful kitchen/dining sitting room illuminated by a large skylight. French doors lead to the expansive southerly facing rear garden, creating a seamless connection between indoor and outdoor living. The annex also includes a modern shower room and a double bedroom, making it perfect for guests or as a private workspace.

Externally, the property benefits from ample driveway parking, leading to the main entrance and providing facilities for electric car charging. This home is finished to the highest standard and is ready to welcome its new owners.





#### Additional Information

Agents Note: The vendor informs us the electricity consumer unit was upgraded in December 2022 but we have not seen any paperwork for this

Energy Performance Rating: TBC

Council Tax Band: F

Tenure: Freehold with common managed areas

Rights and Informal Agreements: There is a voluntary split on costs/maintenance of the gravel track as required/agreed

Planning Permission and Outstanding Development Proposals: There is a development of 40 houses on Ringwood Road (near completion) & also Daggons Road – they have not noted any impact on traffic to date

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private Ev charging point, private driveway & double garage

Rights and Easements: We have been told the property benefits from the right to drive & turn cars on the shared drive section & gravel lane Utilities: Mains electricity, mains gas, mains water

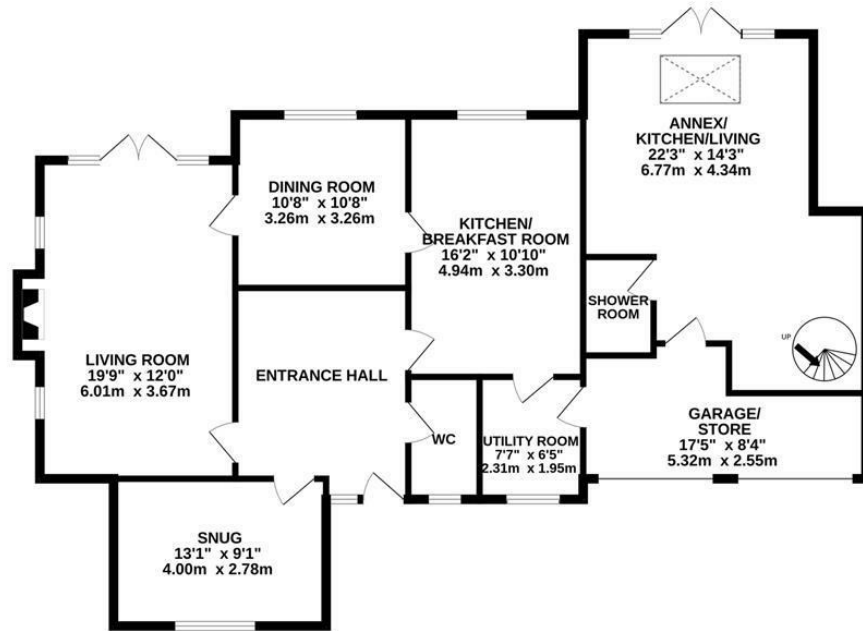
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

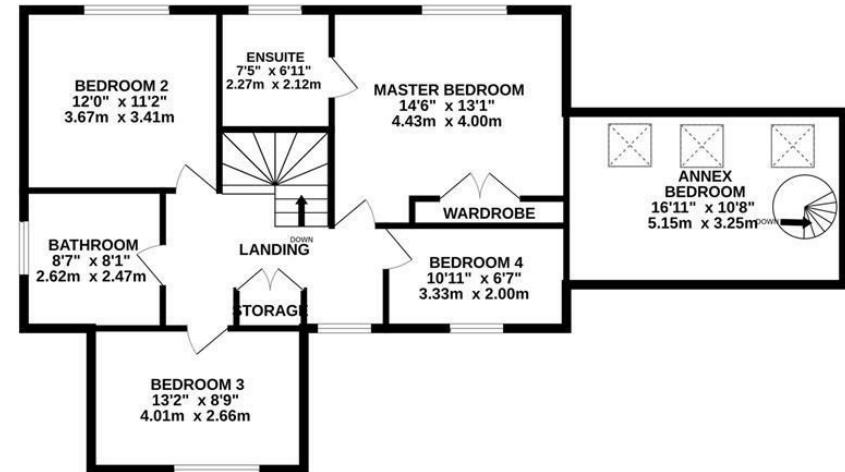
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 2269 sq.ft. (210.8 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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