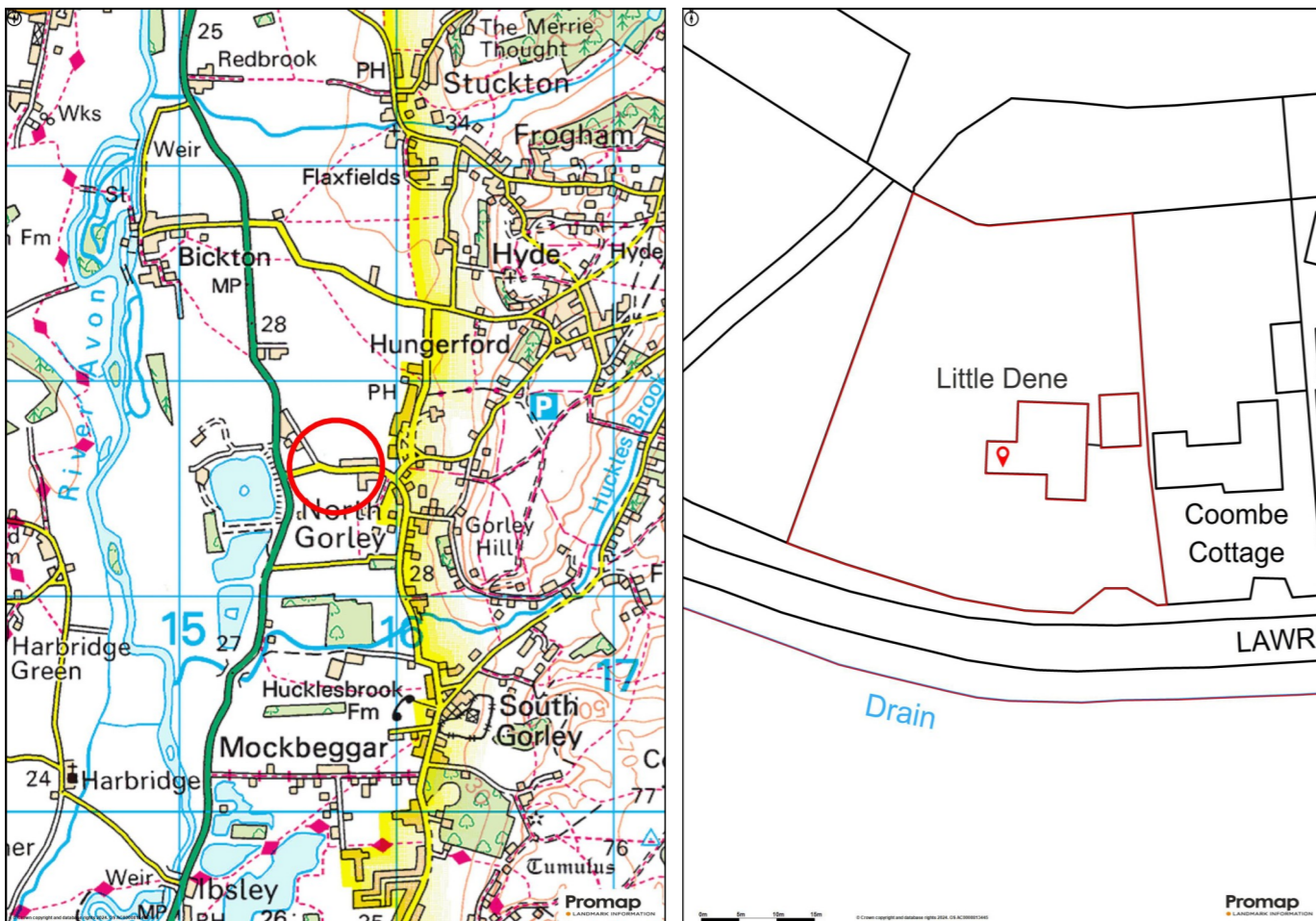


Adw03326/05/24

Little Dene, Lawrence Lane, North Gorley, Fordingbridge SP6 2PG



A tastefully renovated and extended detached family home sitting in an attractive garden of 0.5 acres on the edge of the New Forest National Park.

Hall, shower room/WC, sitting room, playroom (potential bedroom 4), conservatory, open plan kitchen/living/dining room, utility room, 3 bedrooms, family bathroom/WC and en-suite shower room/WC. Garage and parking. Oil fired central heating. Aluminium double glazing. EPC band D.

Guide Price: £895,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax band: F Amount payable 2024/25: £3046.16

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Location: The property enjoys an enviable yet convenient position within the new forest village of North Gorley.

To locate: From our office in Fordingbridge, proceed southwards on the A338 in the direction of Ringwood. After approximately 1½ miles, turn left into Lawrence Lane and the property will be found after a short distance on the left hand side.

The village of North Gorley has a public house with the nearby villages of Frogham and Hyde having a village hall, a church, primary school, farm shop/garden centre and café. Nearby Fordingbridge offers a good selection of independent shops and eateries, a building society, public library and churches of various denominations. Schooling is located in Hyde (primary) which feeds in to Burgate School and Sixth Form in Fordingbridge. There are a number of private schools in the area, with Forres Sandle Manor in Sandleheath and Moyles Court School near Ringwood. The area is convenient for access to a number of important centres with Salisbury approximately 11 miles north, Ringwood and Bournemouth 6 and 18 miles to the south and Southampton approximately 20 miles to the south east. Junction 1 of the M27 can be reached at Cadnam, about 10 miles distant via the B3078. On the doorstep, the New Forest offers thousands of acres for keen walkers, cyclists and horse riders to enjoy.

Little Dene has been completely renovated and extended by the current owners to create light and airy living accommodation with a stunning kitchen/living/dining room that seamlessly flows into the garden via bi-fold doors and French doors to a courtyard entertaining area.



Oak framed porch with glazed door and sidelight to:

Bedroom 2: Tall radiator.

Hall: Bamboo flooring which continues throughout the principal ground floor rooms. Under stairs cupboard.

Bedroom 3: Wardrobe. Radiator.

Shower room: Corner shower enclosure with mains shower fitted. Vanity washbasin and WC. Heated towel rail. Linen cupboard with main pressure cylinder.

Family bathroom: Double ended bath. Vanity washbasin and WC. Heated towel rail. Ceramic tiled floor.

Sitting room: Inset electric fire. Radiator. Open to:

Outside: The property is approached over an in-and-out gravel drive, providing ample parking and leading to a single detached garage. The enclosed rear garden is laid mainly to lawn with beautiful thoughtfully planted herbaceous borders, a wild flower meadow area, a kitchen garden with raised beds, greenhouse and shed. The patio is accessed through bi-fold doors from the dining area and leads around the house to join a courtyard style entertaining area, with access from the kitchen and provides a perfect alfresco dining area.

Conservatory: Aluminium and double glazed construction with French doors to garden.

Playroom (potential bedroom 4): Tall radiator.

Kitchen/living/dining room: A stunning room with views over the garden. Dining area with bi-fold doors to patio and garden. Kitchen area with peninsular bar, fitted with a range of base cupboards and drawers including pan drawers under quartz work surfaces. Inset stainless steel sink. Integrated dishwasher, fridge, freezer, oven and microwave. Tall storage cupboards. Under floor heating. French doors to courtyard and garden.

Utility room: Fitted with base cupboards and drawers. Double stainless steel sink. Beech work surface. Door to drive.

Stairs from hall to first floor landing: Loft access.

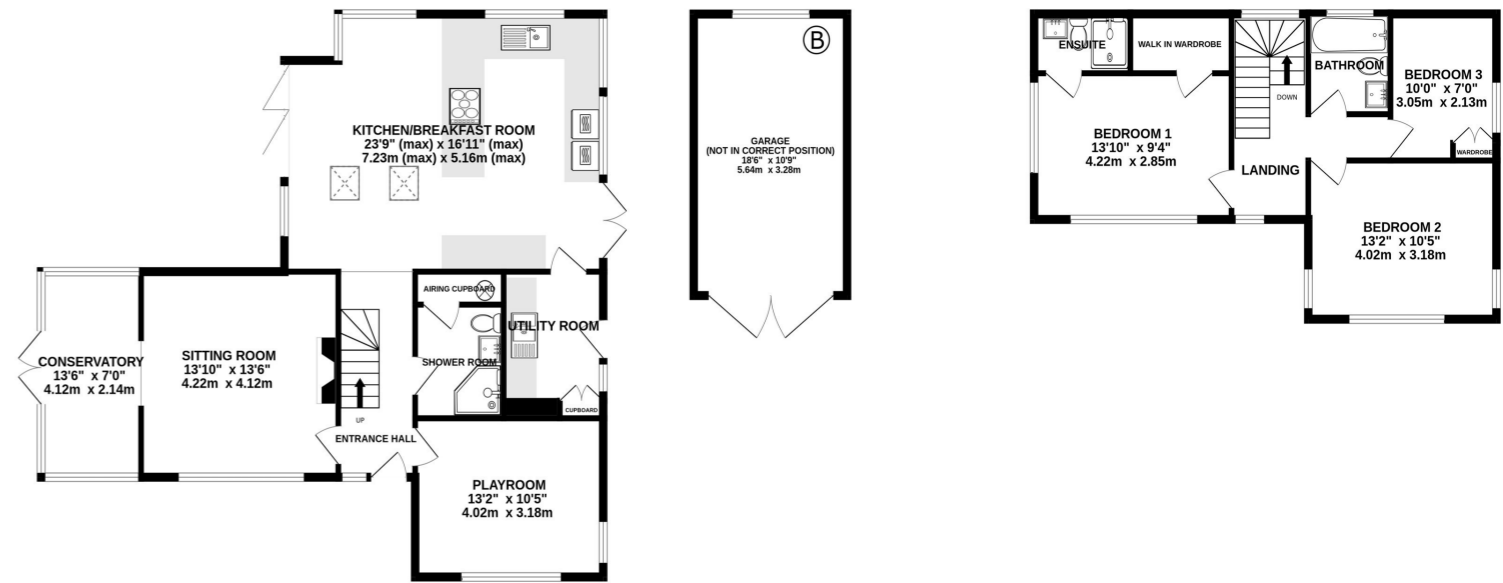
Bedroom 1: Walk-in wardrobe. Radiator.

En-suite: Walk-in rain shower with glazed screen. Vanity washbasin. WC. Heated towel rail.



GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1701 sq.ft. (158.0 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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