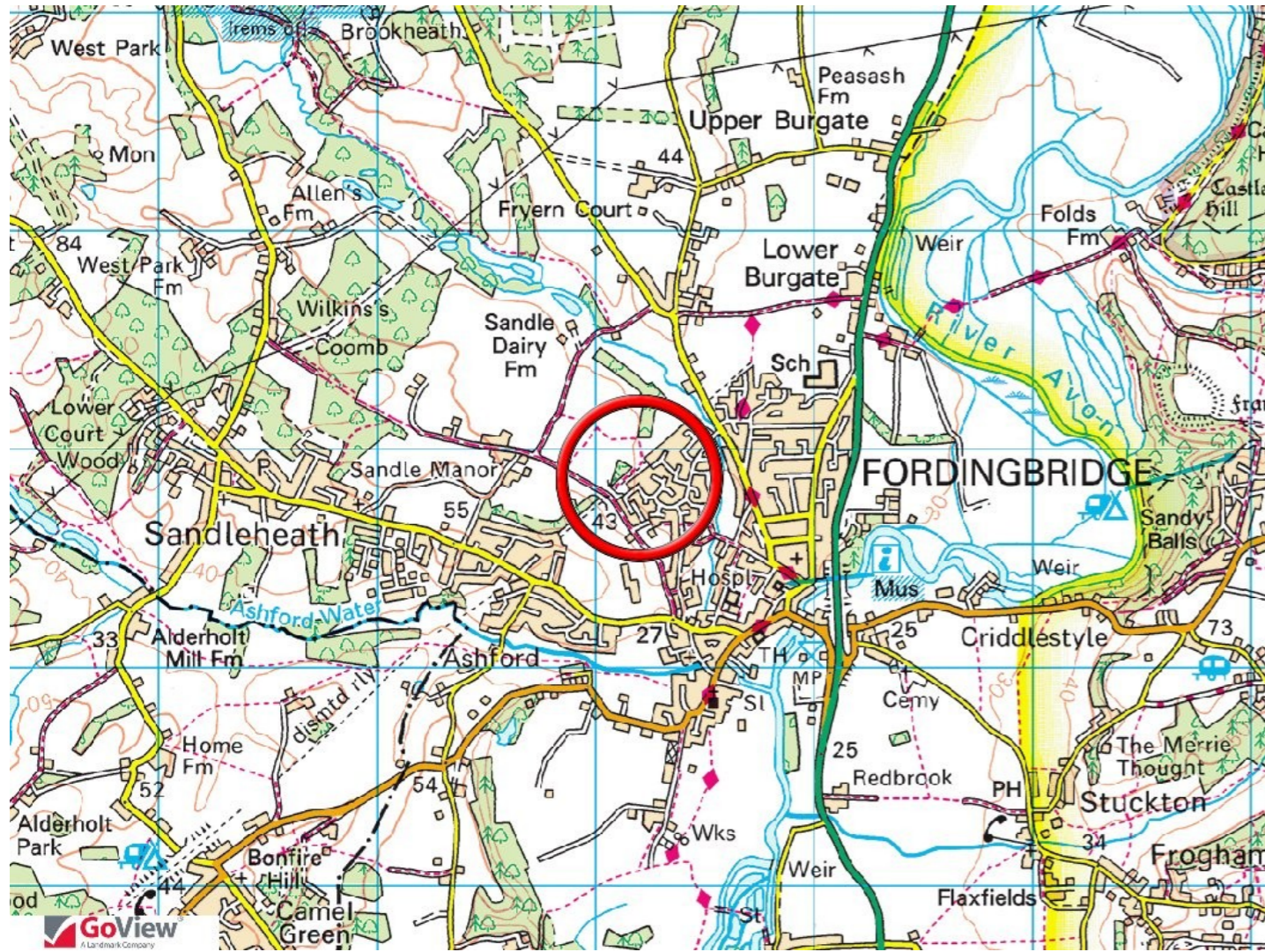


15 Pealsham Gardens, Fordingbridge, Hampshire SP6 1RD



Well located in a popular and convenient position close to local amenities, schools and open countryside.

An extended detached and spacious family home with hall, cloakroom/WC, sitting room, dining room, fitted kitchen, utility room, 4 double bedrooms, en-suite shower room/WC and family bathroom/WC. Generous garden. Upvc double glazing. Gas fired central heating. Parking. Garage/store and store/studio. EPC band D.

Guide Price: £475,000 Freehold.

Viewing: Strictly by prior appointment with 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 banding: E Rate payable : 2024/25: £2708.38

Services: Mains water, electricity, gas & drainage.

Location: The property is located in a popular and convenient position, with easy access for country walks and within walking distance of the town centre, local schools and main bus route.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Opposite the Fire station turn right into Normandy Way and continue to the next T-junction. Turn left into Allenwater Drive and then right into Pealsham Gardens.

Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, post office, public library and churches of various denominations. The Burgate Secondary School & Sixth Form and Infant and Junior Schools are situated towards the northern outskirts of the town. The medical centre is located near the Avonway Community Centre adjacent to the central car park. The town, which lies conveniently to the west of the New Forest Park boundary, is within easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth and the south coast approximately 17 miles to the south, and Southampton about 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, some 9 miles via the B3078. There is a frequent X3 bus service between Salisbury & Bournemouth stopping at Fordingbridge & Ringwood.

Built in the 1980s, the property is of traditional cavity wall construction with brick elevations under a tiled roof. The property has been extended to create a spacious family home with flexible accommodation located quietly at the head of the cul-de-sac.

Upvc door and sidelight to:

Hall: Stairs to first floor. Under stairs cupboard. Radiator.

Cloakroom: Vanity washbasin. WC.

Kitchen/breakfast room: Fitted with a range of base cupboards, drawers and wall units. Breakfast bar. Laminate work surfaces. Stainless steel sink. 4 burner gas hob with extractor over. Electric oven. Integrated dishwasher, fridge and freezer. Radiator. Door to outside.

Utility room: Laminate work surfaces with plumbing for washing machine under. Bowl sink. Gas fired boiler.

Sitting room: Fireplace with fitted gas fire. 2 radiators. Open to:

Dining area: 2 radiators. French doors to garden. Door to store (potential studio or garden room).

Study: Radiator. Bi-fold doors to sitting room.

Stairs from hall to first floor landing: Linen cupboard. Loft access.

Bedroom 1: Fitted wardrobes.

En-suite: Shower enclosure with mains shower fitted. Pedestal washbasin. WC. Radiator.

Bedroom 2: Fitted wardrobe. Radiator.

Bedroom 3: Radiator.

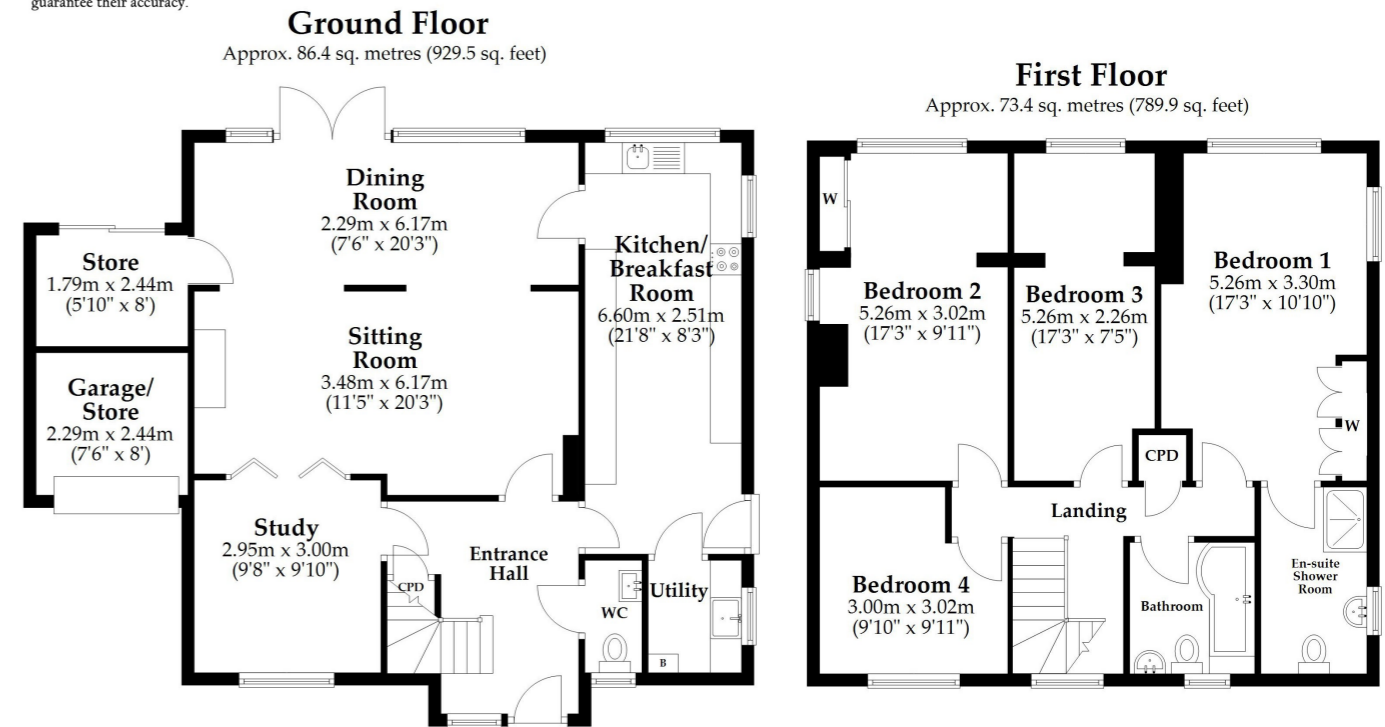
Bedroom 4: Built-in wardrobe. Radiator.

Family bathroom: 'P' bath with mains shower. Pedestal washbasin. WC. Heated towel rail.

Outside: The property sits in a corner plot providing a generous garden with a good degree of privacy. The front garden is laid to lawn with a private drive leading to the garage/store. To the rear steps lead to a patio area with lawn on two levels. A garden shed and patio doors lead to a store which is also accessed from the dining room.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 159.7 sq. metres (1719.5 sq. feet)

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

