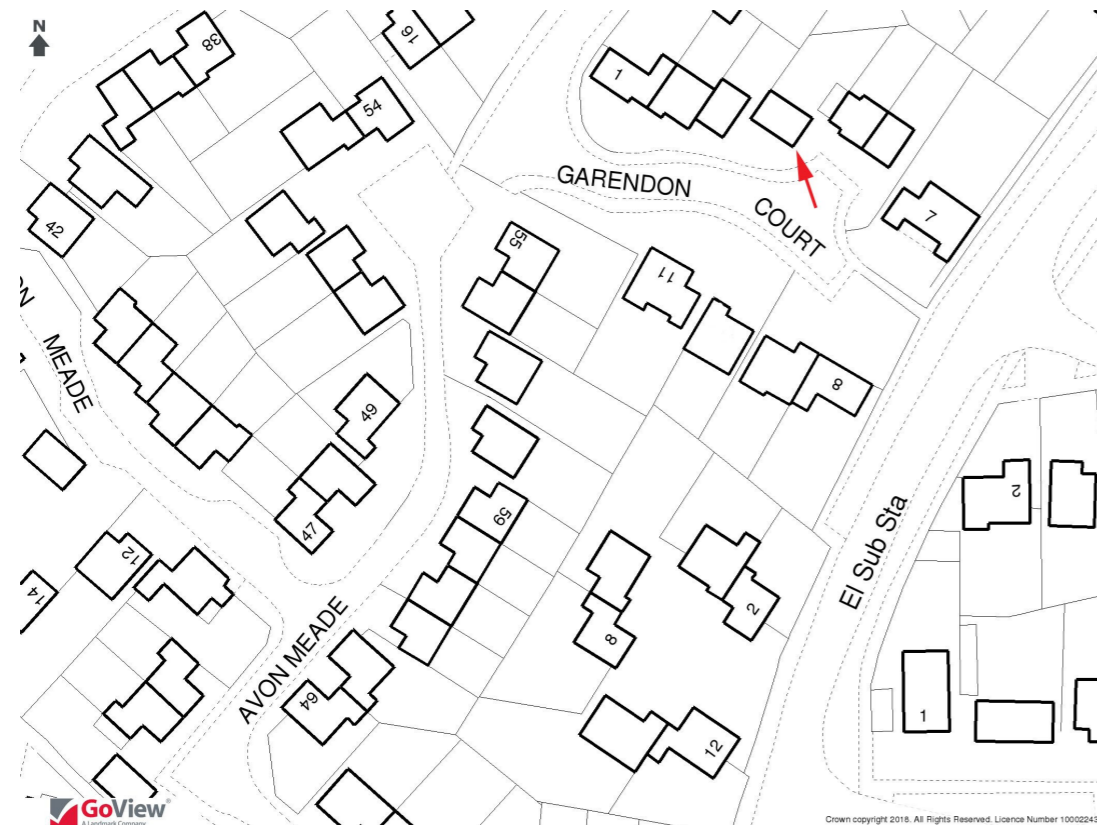
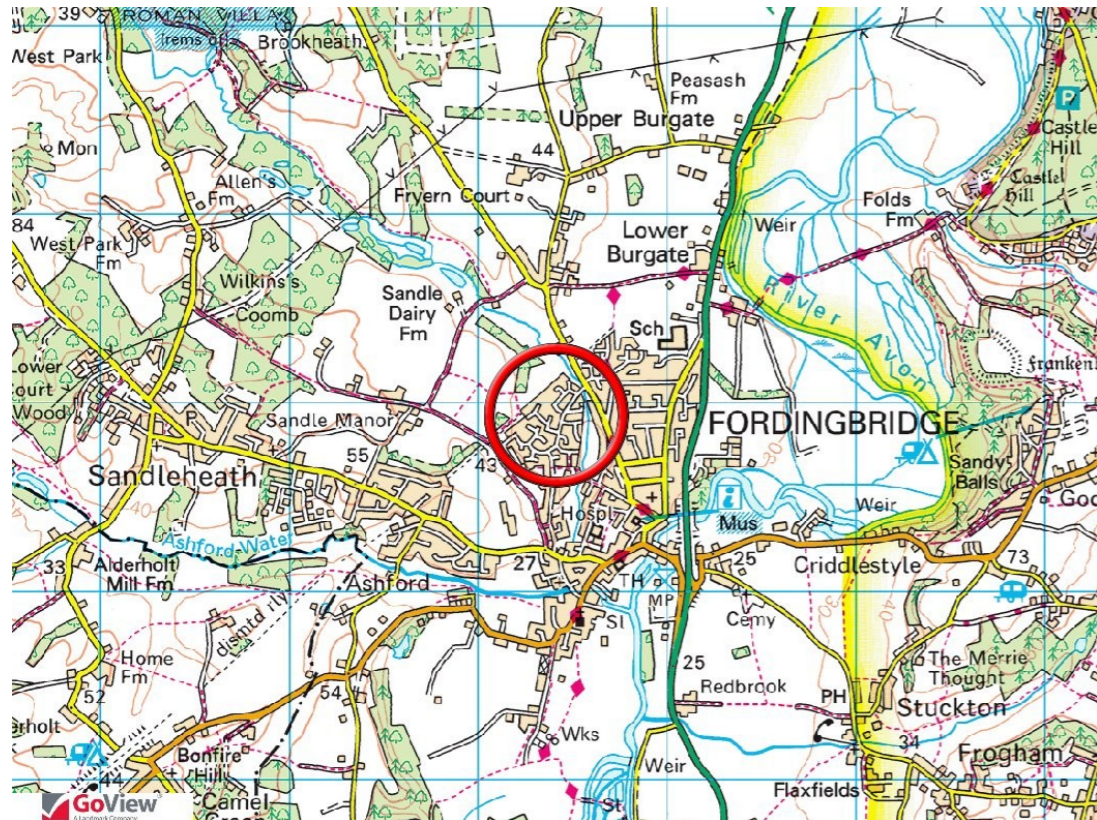


4 Garendon Court, Fordingbridge, Hampshire SP6 1LF



A well maintained and improved detached home quietly yet conveniently situated close to schools and town.

Enclosed entrance porch, sitting room, conservatory, well-fitted kitchen/dining room, cloakroom/WC, 3 bedrooms, bathroom/WC, home office/hobbies room. Garden. Parking. Upvc double glazing. EPC band C.

Price: £375,000 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: C Amount payable 2024/25: £1,969.73

Services: Mains water, electricity, gas and drainage.

Location: The property enjoys a quiet convenient location within walking distance of the town, schools and main bus route.

To locate: From our office in Bridge Street turn right at the mini roundabout, after a short distance turn left into Green Lane (Just past the Post Office) continue on Green Lane which turns into Whitsbury Road. After approximately half a mile turn left into Parsonage Park Drive then right into Charnwood Drive which leads to Gardendon Court.

Fordingbridge provides excellent local facilities with a variety of specialist shops, a building society, medical centre, public library and churches of various denominations. The infant, junior and Burgate Secondary School & Sixth Form Centre are located on the northern outskirts of the town. There are a number of private schools in the area, notably Forres Sandle Manor in Fordingbridge and Moyles Court near Ringwood. The town lies to the west of the New Forest National Park boundary and is convenient for access to a number of important centres with Salisbury 11 miles to the north, where there is a mainline rail station connecting the southwest and London (Waterloo). Ringwood and Bournemouth are some 6 and 17 miles respectively to the south, whilst Southampton is approximately 20 miles to the south east. Junction 1 of the M27 is accessed at Cadnam, about 10 miles via the B3078.

The property, built in the early 1980s, of traditional cavity wall construction under an interlocking tiled roof has been updated and improved over recent years including the installation of Upvc windows and doors, a new kitchen, the conversion of the garage into a useful home office/hobbies room and most recently a Upvc double glazed conservatory.

Composite entrance door to:

Porch: Radiator. Door to;

Sitting room: Feature fireplace. Radiator. Stairs to first floor. French doors to;

Conservatory of Upvc and double glazed with French doors to the garden.

Kitchen/dining room: A range of base cupboards, drawers and wall units finished in beech effect with laminate working surfaces. Stainless steel 1 1/4 bowl sink. Range cooker with extractor hood over. Integrated fridge, freezer, and dishwasher. Space and plumbing for washing machine. Rear lobby area with door to garden and giving access to:

Cloakroom/WC: Wash hand basin. WC.

Bedroom 1: A range of fitted wardrobes with sliding doors. Radiator.

Bedroom 2: Radiator.

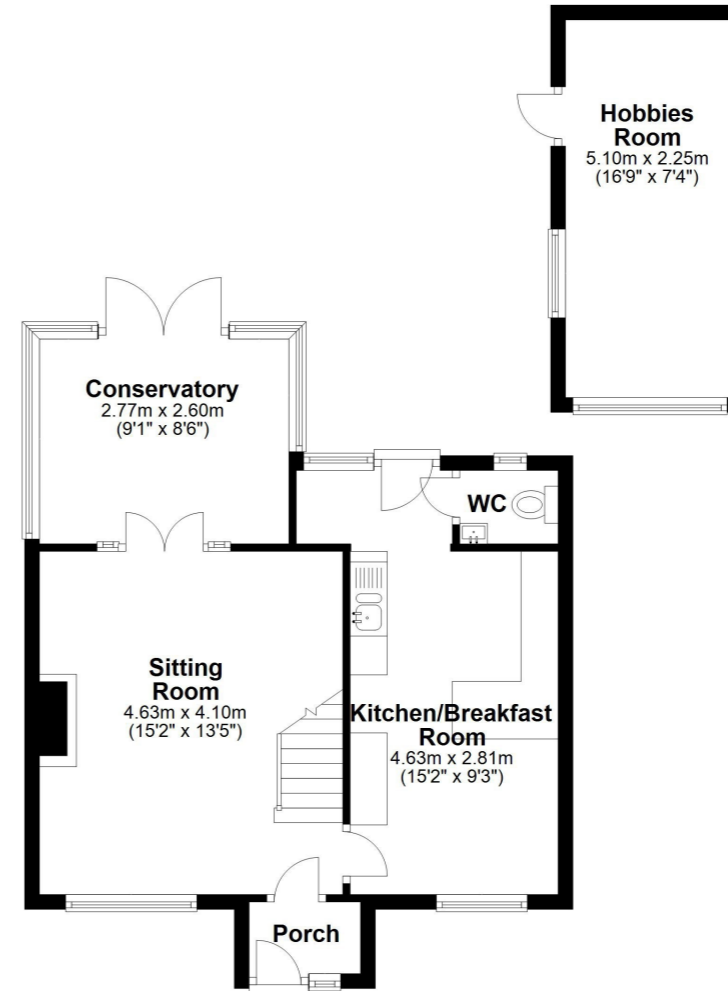
Bedroom 3: Radiator.

Bathroom: Panelled bath with mains shower over and glazed shower screen. Vanity washbasin and WC.

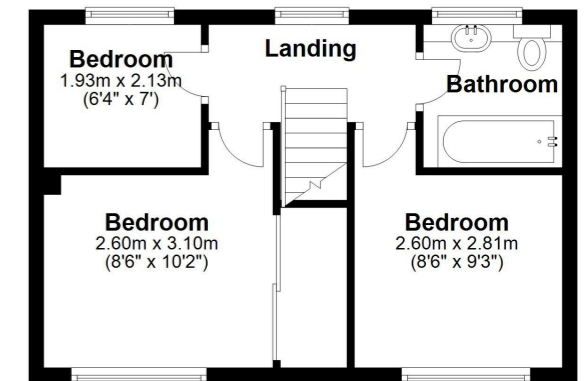
Outside: The property has a generous enclosed garden which is mainly laid to lawn. A private patio area adjoins the recently built conservatory. The converted garage is accessed from the garden and provides a useful space for a **home office or hobbies room**. To the front of the property is a driveway.



Ground Floor
Approx. 47.7 sq. metres (513.1 sq. feet)



First Floor
Approx. 32.4 sq. metres (349.2 sq. feet)



Total area: approx. 80.1 sq. metres (862.3 sq. feet)

