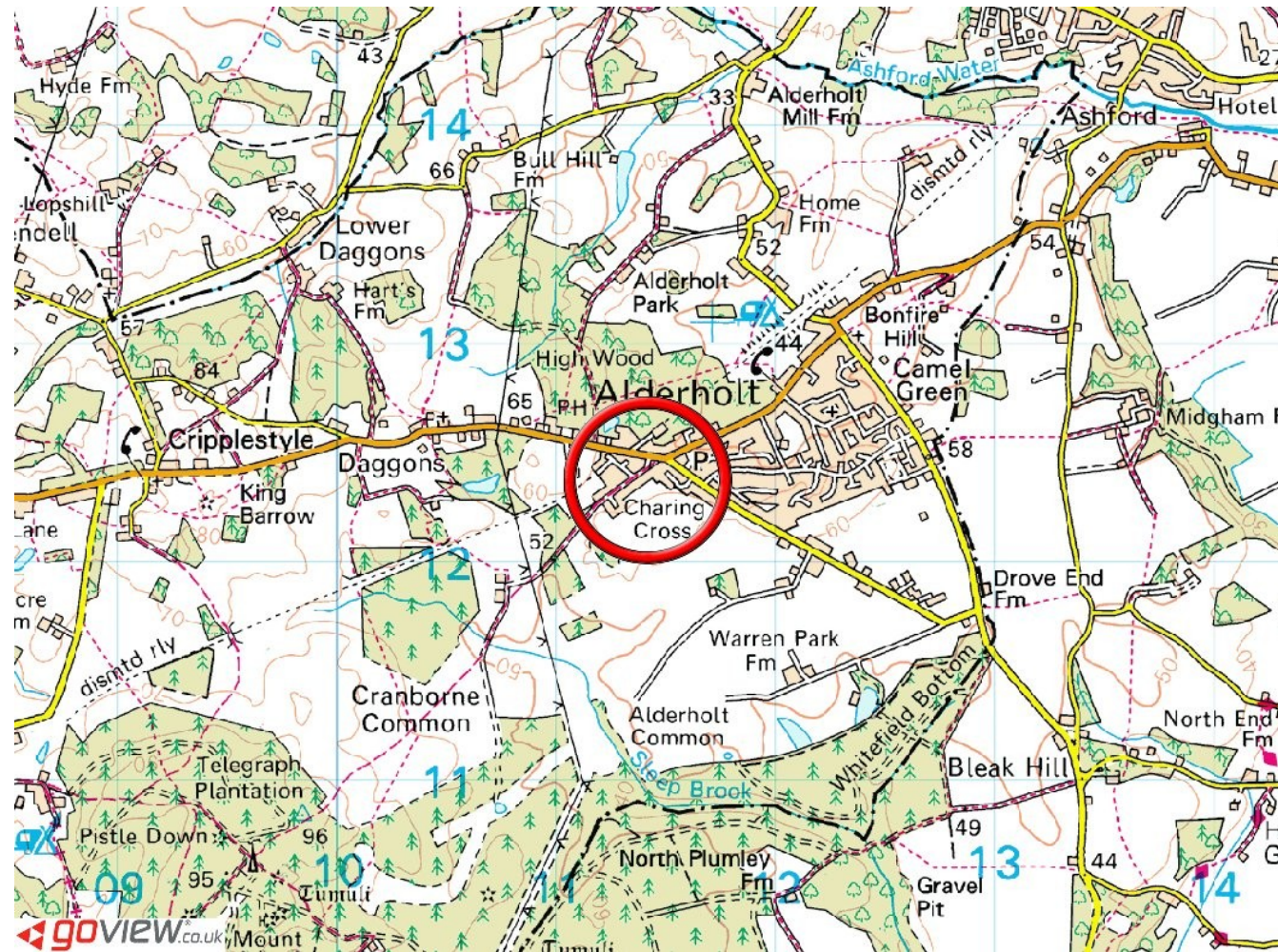


41 Blackwater Grove, Alderholt, Nr Fordingbridge SP6 3AD



A detached bungalow quietly located within a popular cul-de-sac on the edge of Alderholt.

Hall, fitted kitchen, sitting room, 3 bedrooms, en-suite shower room/WC and bathroom/WC. Generous garden. Garage, car port and parking. Upvc double glazed windows. Gas fired central heating. EPC band D. No forward chain.

Price: £465,000 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: E Amount payable 2024/25: £3004.02

Services: Mains water, gas, electricity and drainage.

Location: The property is situated in a quiet residential area on the edge of the popular East Dorset village of Alderholt which lies approximately three miles southwest of Fordingbridge.

To locate: From Fordingbridge proceed to Alderholt via the B3078 and upon entering the village, continue along Station Road, shortly after the village hall turn left into Blackwater Grove.

Local amenities include St James First School in Park Road, a public house, parish church and a Co-op with post office. Middle and upper schooling is available at Cranborne (5 miles) and Wimborne (10 miles) for which there is schools transport provided. Nearby Fordingbridge provides further shopping facilities with a variety of independent shops and eateries, a building society, public library and churches of various denominations.

The area is convenient for access to a number of important centres with Salisbury some 12 miles to the north (where there is a mainline rail station to London Waterloo), Ringwood and Bournemouth some 6 and 17 miles respectively to the south and the port of Southampton is approximately 19 miles. Jct 1 of the M27 can be reached at Cadnam, about 11 miles via Fordingbridge and the B3078.

A traditionally built bungalow with rendered elevations under a tiled roof. The property sits in a generous garden that offers a high degree of privacy. The property is presented in good order however offers scope to cosmetically update or extend if desired.

Covered entrance door to:

Hall: Linen cupboard with hot water cylinder and plumbing for washing machine. Radiator.

Sitting room: Box bay window and French doors to enclosed front garden. Stone fireplace with gas fire fitted. 2 radiators.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Broom and larder cupboards. Space and plumbing for dishwasher. Spaces for cooker and fridge/freezer. Wall mounted gas fired boiler. Stable door to garden.

Bedroom 1: Radiator.

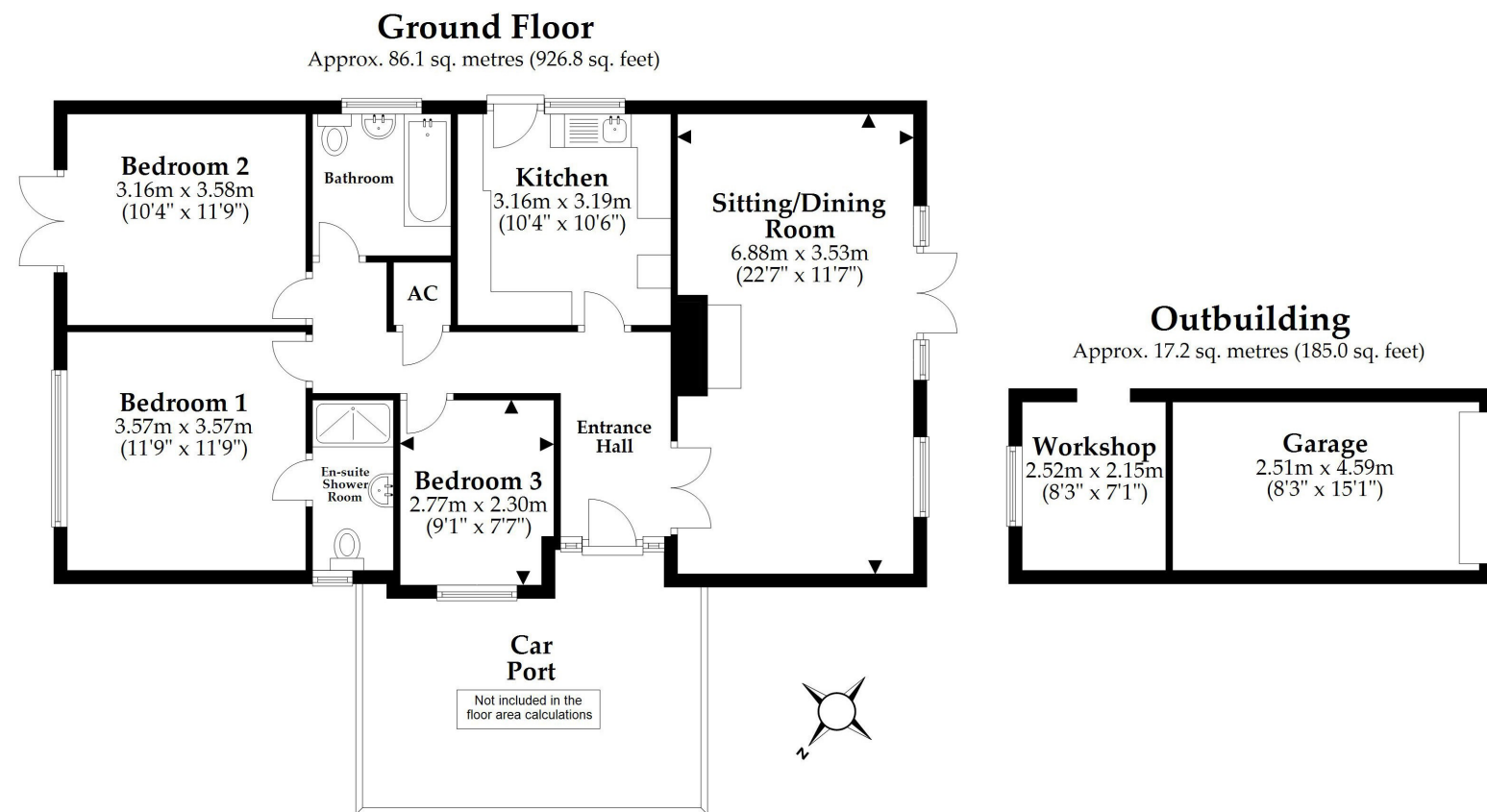
En-suite: Shower enclosure with electric shower. Pedestal washbasin. WC. Radiator.

Bedroom 2: Radiator.

Bedroom 3: Radiator.

Bathroom: Panelled bath. Washbasin. WC. Radiator.

Outside: The property is approached over a private drive providing parking for 2/3 vehicles and leads to a single garage. The fully enclosed garden is laid mainly to lawn with established shrub planting. The enclosed front garden is accessed through French doors in the sitting room.



Total area: approx. 103.3 sq. metres (1111.9 sq. feet)

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

