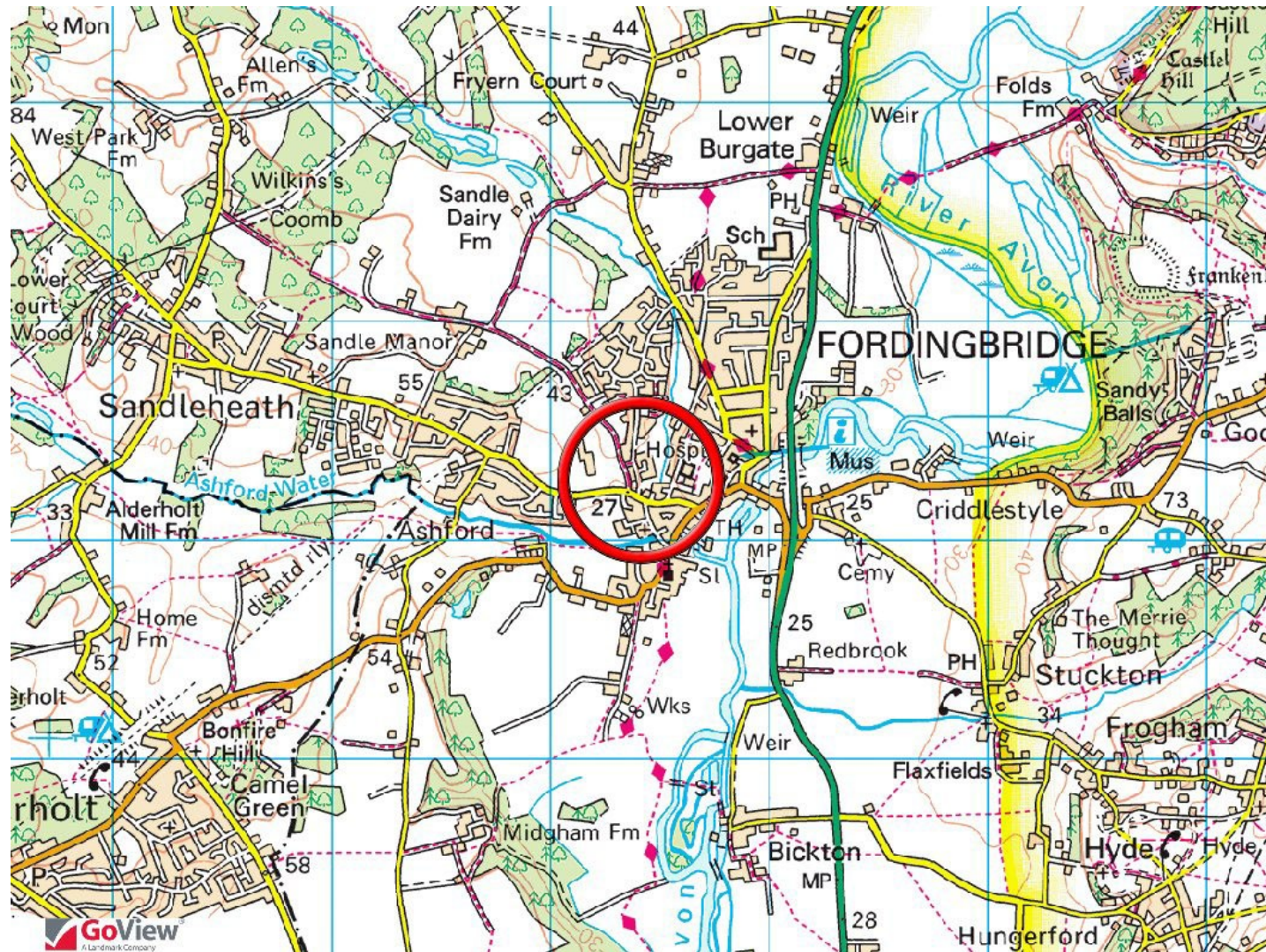


6 Vimoutiers Court, Fordingbridge, Hampshire SP6 1NN



A beautifully presented, extended and updated detached family house. Reconfigured to create a spacious and well-balanced family home in a convenient and quiet location close to town and schools.

Hall, sitting room, living/kitchen/dining room, utility room, cloakroom/WC, 4 double bedrooms, En-suite shower room/WC and family bathroom/WC. Garage and parking. . South facing garden.
Upvc double glazing. Gas fired central heating. EPC band C.

Guide Price: £575,000 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 : 2025/26: £2839.06

Services: Mains water, electricity, gas & drainage.

Location: The property is located in a popular and convenient cul-de-sac with easy access for country walks yet 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 second right into Vimoutiers Court.

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 and part rendered elevations under an interlocking tiled roof. The property has been extended and improved during the current ownership including the creation of a fabulous family kitchen/living/dining room opening through bi-fold doors to a large south facing patio.

Canopy porch and composite front door to:

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

Cloakroom: WC. Vanity washbasin. Heated towel rail.

Open plan kitchen/living/dining room: Kitchen area fitted with an extensive range of base cupboards, drawers and wall units. Quartz work surfaces. Space for range cooker. Space for fridge/freezer. Integrated oven and microwave. Large island with double inset ceramic sinks, storage, integrated dishwasher, wine fridge and breakfast bar.
Living area with wood burning stove sitting on granite hearth. 2 radiators. Bi-fold doors to garden.

Sitting room: Built-in floor to ceiling storage cupboards. Radiator.

Utility room: Fitted with a range of storage cupboards. Belfast sink. Space and plumbing for washing machine and tumble dryer. Radiator.

Stairs from hall to first floor landing: Access to roof space housing gas fired boiler and unvented hot water cylinder. Linen cupboard.

Bedroom 1: Mirror fronted fitted wardrobes. Radiator.

Bedroom 2: Radiator.

Bedroom 3: Radiator.

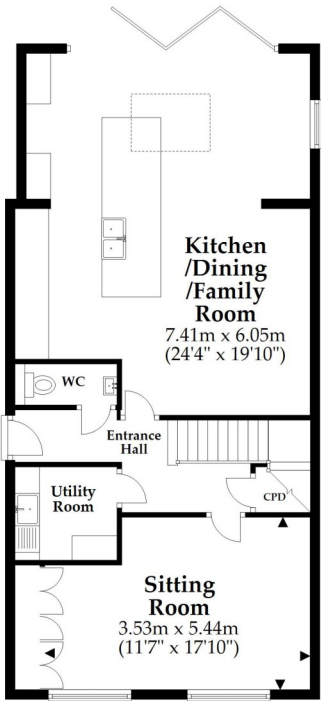
Bedroom 4: Radiator. **En-suite:** Shower enclosure with mains shower fitted. WC. Washbasin. Heated towel rail.

Family bathroom: Panelled bath with mains shower over. WC. Wall hung washbasin. Heated towel rail.

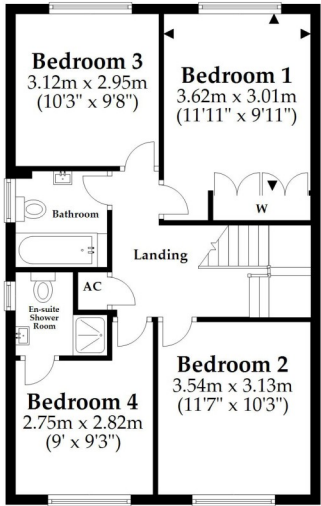
Outside: To the front of the property there is parking for 4/5 vehicles leading to the single garage with roller door and door to garden.
Bi-fold doors from the kitchen lead to a large patio area with steps down to the enclosed south facing rear garden, laid mainly to lawn and a second patio area with log store. Garden shed.



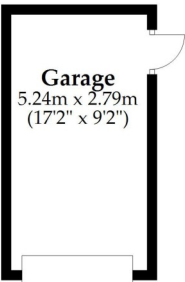
Ground Floor
Approx. 78.1 sq. metres (841.0 sq. feet)



First Floor
Approx. 59.6 sq. metres (642.1 sq. feet)



Garage
Approx. 14.6 sq. metres (157.4 sq. feet)



Total area: approx. 152.4 sq. metres (1640.4 sq. feet)

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

