

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 D Amount payable 2025/26: £2580.85

Services: Mains water, electricity, gas and drainage.

Location: Situated in a quiet and popular area within the East Dorset village of Alderholt.

From Fordingbridge proceed to Alderholt via the B3078 and on entering the village turn left into Hillbury Road continue past the allotments on your left and take the next turn right into Birchwood Drive.

Local amenities include St James First School, a Public House, Parish church and a Co-op store & 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 specialist shops, a building society, public library, medical centre and churches of various denominations. The village is also convenient for access to a number of important centres with Salisbury 11 miles or so where there is a main line rail station for services to London Waterloo. From Fordingbridge there is a frequent bus service between Salisbury and Bournemouth (18 miles) whilst the M27, junction 1, can be reached at Cadnam (10 miles) via Fordingbridge and the B3078 crossing the New Forest.

A beautifully presented, traditionally built detached bungalow with rendered elevations under a tiled roof. The light and airy accommodation is well arranged and is complimented by a south facing garden offering a good degree of privacy.

Accommodation:

Upvc door with sidelight to:

Hall: Radiator.

Sitting/dining room: Stone fireplace with fitted gas fire. 2 Radiators.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. 4 burner gas hob with extractor over. Double electric ovens. Space and plumbing for washing machine. Stainless steel sink. Space for fridge/freezer. Radiator. Hatch to sitting room. Door to side of property and garden beyond.

Inner hall: Linen cupboard with gas fired boiler (combi) and shelves. Loft access. Radiator.

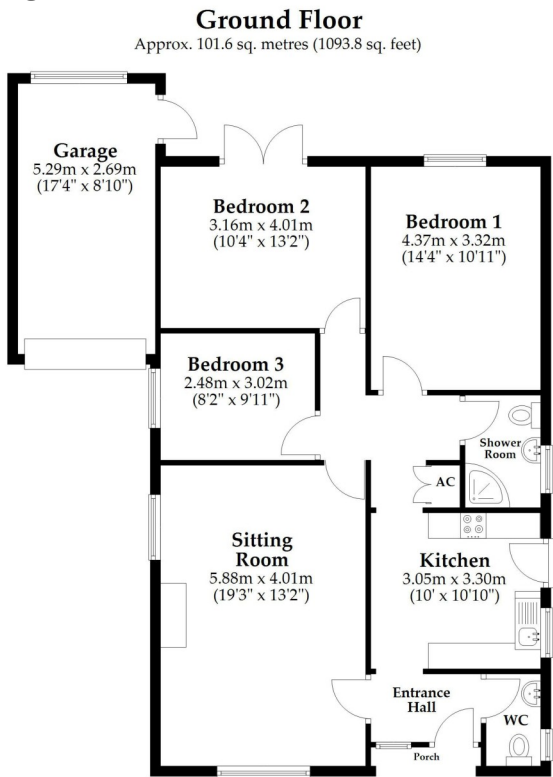
Bedroom 1: Radiator.

Bedroom 2: Radiator. French doors to garden.

Bedroom 3: Radiator.

Shower room: Fully tiled with shower enclosure and mains shower fitted. Vanity washbasin. WC. Heated towel rail.

Outside: The property is approached over a tarmac driveway leading to a single garage with up and over door, power and light with a personnel door to the rear. The private, enclosed rear garden is laid mainly to lawn with established shrub planting and a patio area adjoining the bungalow.



Total area: approx. 101.6 sq. metres (1093.8 sq. feet)

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



Adw03454/7/25



5 Birchwood Drive, Alderholt, Fordingbridge SP6 3AH



A beautifully presented detached bungalow with light and airy accommodation.

Hall, cloakroom/WC, sitting room with dining area, kitchen, 3 bedrooms and shower room/WC. Garden. Garage and parking. Upvc double glazing. Gas fired central heating. EPC band C.

Price: £425,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

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