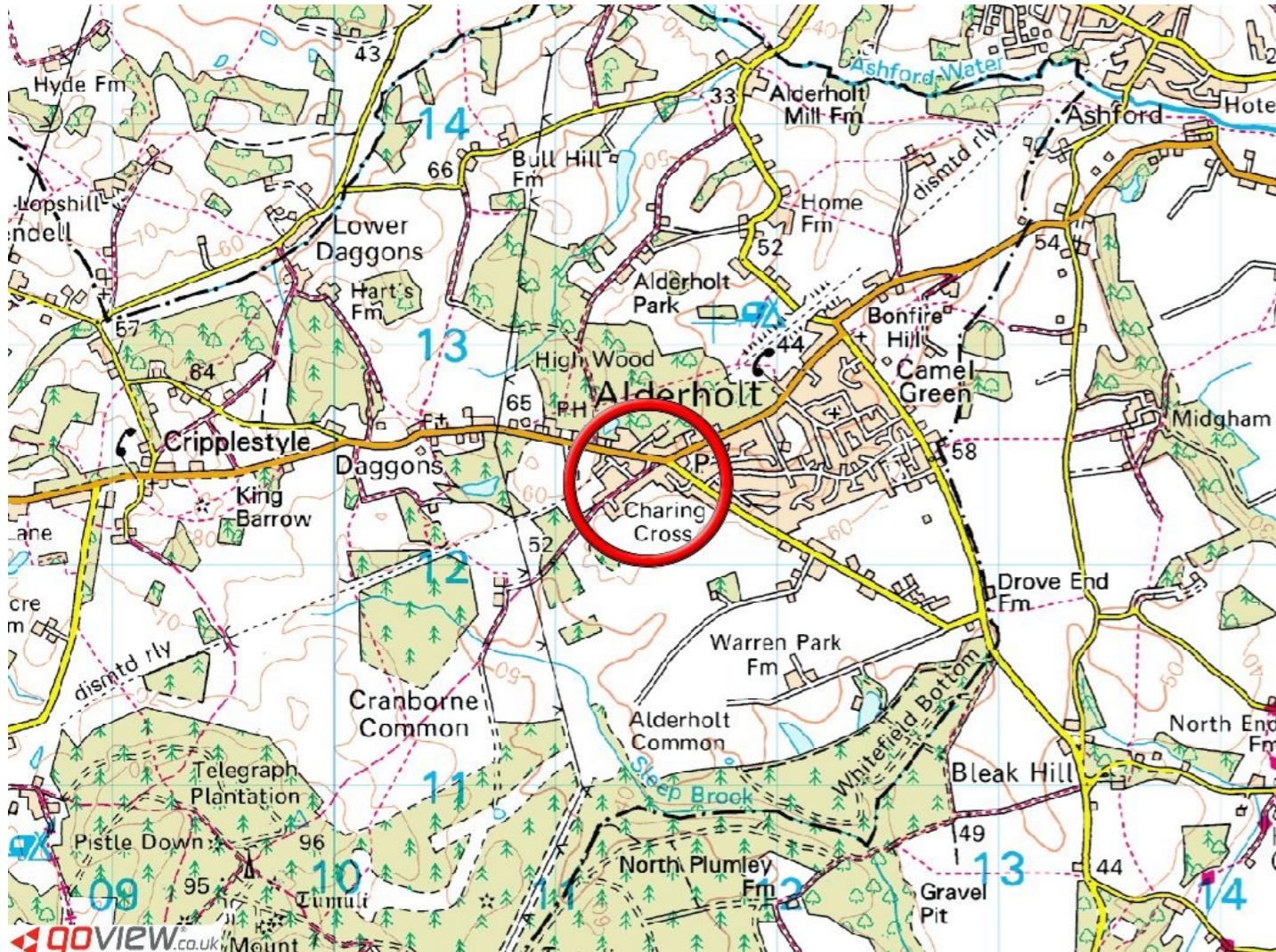


40 Churchill Close, Alderholt, Nr Fordingbridge SP6 3BG



A well presented end of terrace house quietly located within a popular residential area.

Hall, kitchen, sitting room, conservatory, 3 bedrooms and bathroom/WC. Enclosed garden. Garage in separate block. Upvc double glazing. Gas fired central heating. No forward chain. EPC band C.

Price: £315,000 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 2025/26: £2294.08

Services: Mains water, gas, electricity and drainage.

Location: The property is situated in a popular residential area close to the centre of the 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 before turning right into Churchill Close.

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.

Built in the 1980s, the property comprises traditional cavity wall construction with brick elevations under an interlocking tiled roof. The property has been well-maintained and improved during the current ownership including the installation of a new boiler in 2023 and new carpets.

Upvc door to:

Bathroom: Panelled bath. Pedestal washbasin. WC. Radiator. Built-in storage.

Hall: Under stairs cupboard. Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Integrated electric oven with gas hob and extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Stainless steel sink. Radiator. Wall mounted gas fired boiler (new 2023).

Sitting room: Adams style fireplace with gas fire (not working). 2 radiators. Patio doors to:

Conservatory: Upvc construction with French doors to garden.

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

Bedroom 1: Radiator.

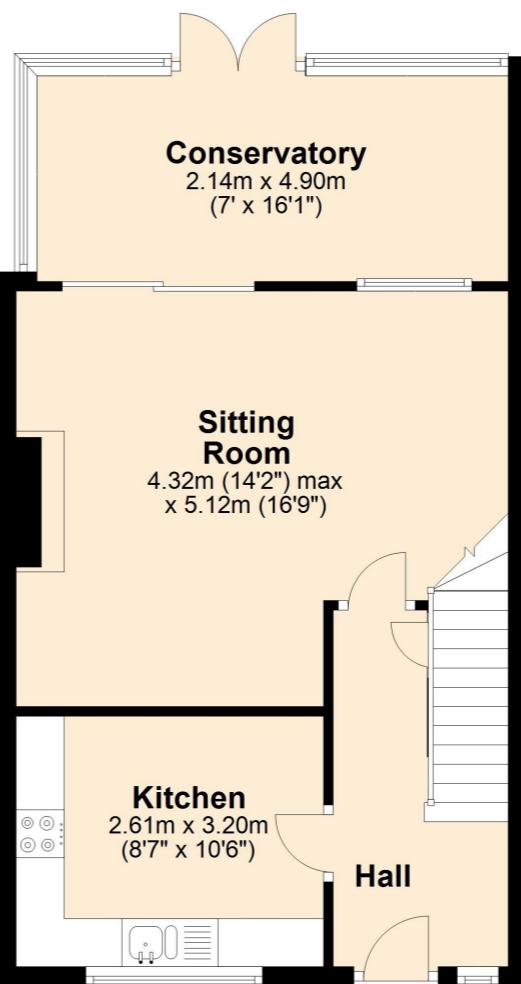
Bedroom 2: Radiator.

Bedroom 3: Radiator.



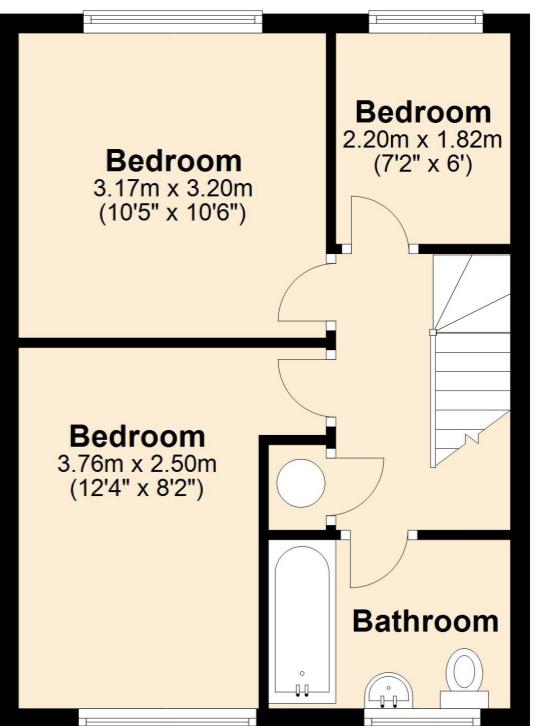
Ground Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



Total area: approx. 82.9 sq. metres (892.4 sq. feet)