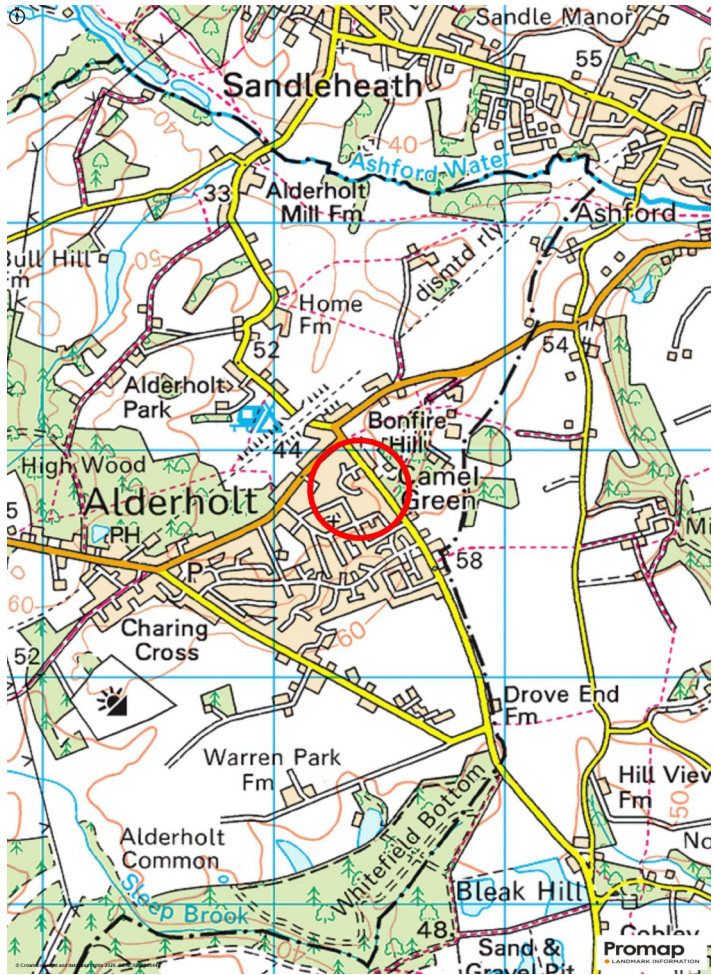


9 Windsor Way, Alderholt, Fordingbridge SP6 3BN



A well presented and reconfigured semi-detached family home in a quiet cul-de-sac location.

Hall, Study, sitting/dining room, kitchen/breakfast room, cloakroom/WC, 3 bedrooms and bathroom/WC, Enclosed garden. Parking. Upvc double glazing. Gas fired central heating. EPC band D.

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 2026/27: £2407.21

Services: Mains water, gas, electricity and drainage.

Location: The property is situated in a quiet residential area within 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, turn left into Hill-bury Road and immediately right into Windsor way where the property will be found in the first cul-de-sac on the left.

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 of traditional cavity wall construction with facing brick elevations under a tiled roof and positioned quietly within the cul-de-sac, the property offers a beautifully maintained family home with modern and well arranged accommodation.

Entrance hall: Stairs to first floor. Radiator.

Study: Built-in bench storage.

Sitting/dining room: Fireplace with electric fire fitted. 2 radiators. Under stairs cupboard. French doors to deck and garden.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Double electric ovens. 4 Burner gas hob with extractor over. Oak work surfaces with stainless steel sink. Integrated dishwasher. Space for washing machine and dryer. Space for fridge/freezer. Door to garden.

Cloakroom: WC. Washbasin. Radiator.

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

Bedroom 1: Built-in mirror fronted wardrobes. Radiator.

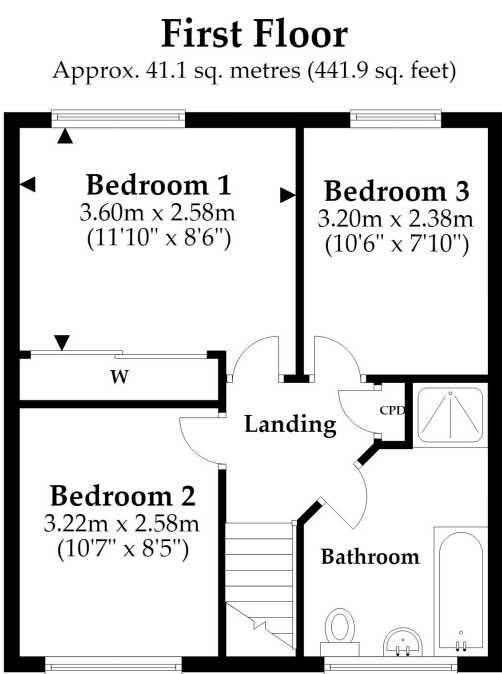
Bedroom 2: Radiator.

Bedroom 3: Radiator.

Family bathroom: Panelled bath. Shower enclosure with mains rain shower. Washbasin. WC. Radiator.

Outside: The property is approached over a tarmac driveway provide parking for 2 vehicles and with side access to the rear garden.

The enclosed garden is ideal for outdoor entertaining with a large decked area adjoining the property and a further patio at the end of the garden. Mainly laid to lawn with raised borders and a garden shed.



Total area: approx. 91.7 sq. metres (987.0 sq. feet)

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

