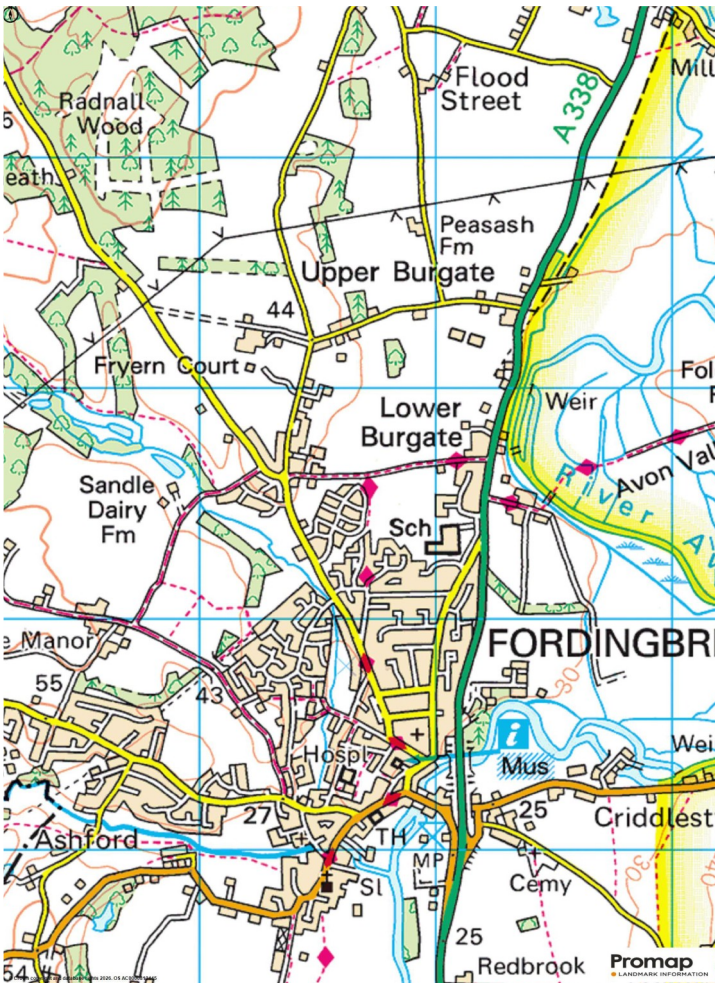
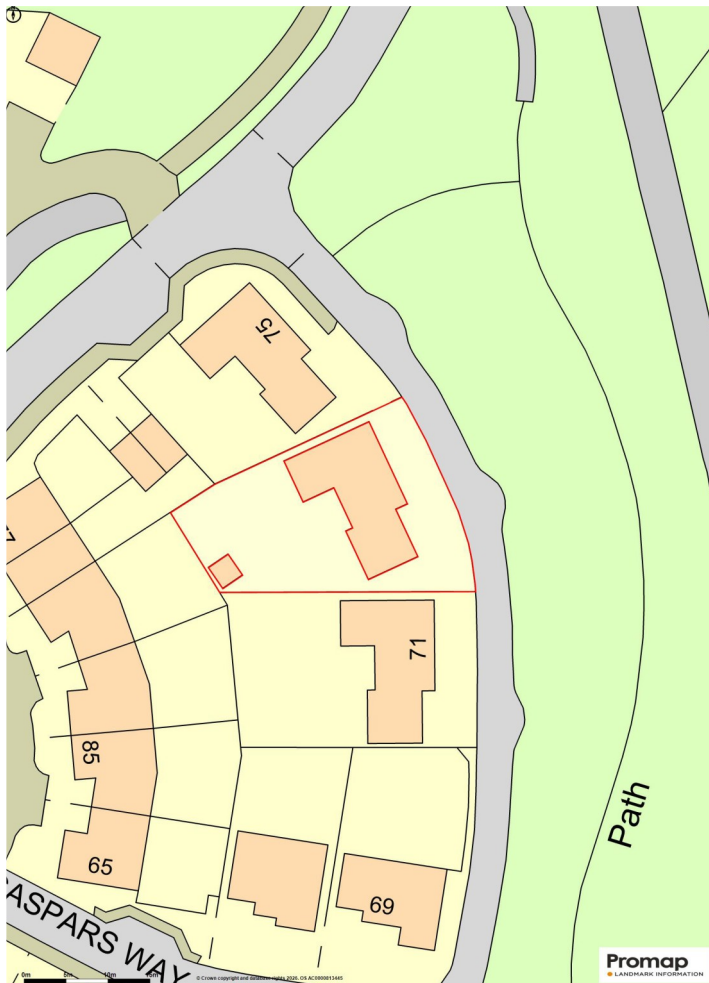


73 Caspars Way, Fordingbridge, Hampshire SP6 1FP



A beautifully presented detached family home, built in 2020, ideally situated in a popular and convenient location close to schools and local amenities.

Spacious hall, shower room/WC, kitchen/dining room, well-proportioned sitting room, study, principal bedroom with dressing area and en-suite shower room/WC, 3 further double bedrooms and family bathroom/WC. Generous enclosed garden. Parking and EV charging point. Double garage with utility area. Gas fired central heating. Aluminium double glazing. EPC band B.

Guide Price: £625,000 Freehold

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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: F Amount payable 2026/27 £3,537.72

Services: Mains water, electricity, gas and drainage.

Location: The property is located in a quiet residential area with an open aspect to the front and in easy reach of local schools, amenities and countryside walks.

To locate: From our office in Bridge Street turn right at the mini roundabout, after a short distance turn left into Green Lane (Just past the Post Office) continue on Green Lane which turns into Whitsbury Road, after approximately 0.5 miles turn right into Augustus Avenue, taking the fourth right into Caspars Way.

Fordingbridge provides a good selection of day-to-day facilities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. The medical complex and Avonway community centre are located close to the central car park with Infant & Junior schools and the Burgate Secondary School & Sixth Form located a short walk from the property. The town is within easy reach of the New Forest National Park and a number of important centres with Salisbury 11 miles to the north (where there is a mainline rail station for London Waterloo), Bournemouth and Southampton are some 17 and 20 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

The property comprises a detached family home with spacious and well arranged accommodation that has been improved by the current owners including installation of aluminium windows with bi-fold doors leading to the garden from the sitting room and dining area, upgraded tubular radiators and the creation of a large utility area in the double garage. The well-arranged accommodation is arranged as follows:

Covered entrance with composite door to:

Spacious hall: Cloaks cupboards. Stairs to first floor.

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Integrated fridge and freezer, double electric oven. 5 burner gas hob with extractor over. Ceramic sink. Peninsular breakfast bar.

Dining area: Bi-fold doors to patio and garden. Door to garage.

Shower room: Shower enclosure with mains shower. Vanity washbasin. WC. Heated towel rail.

Study: An ideal home office.

Sitting room: 2 sets of bi-fold doors leading to patio and garden beyond.

Bedroom 4: Double aspect.

Stairs from hall to first floor landing: Walk-in linen cupboard with pressurised water cylinder.

Bedroom 1: Double aspect. Open to dressing area with fitted wardrobes.

En-suite: Shower enclosure with glazed screen. Vanity washbasin. WC. Heated towel rail.

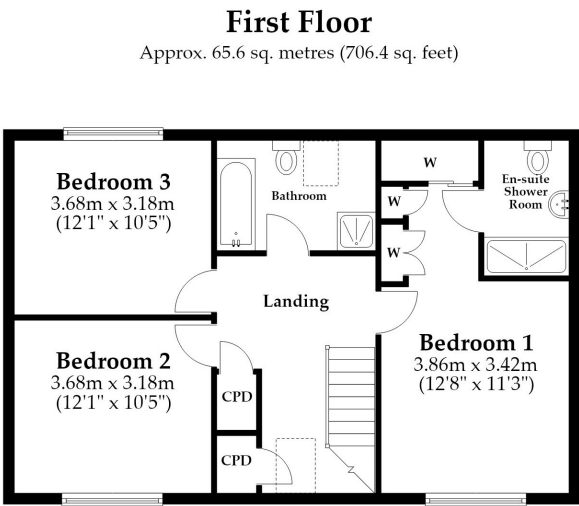
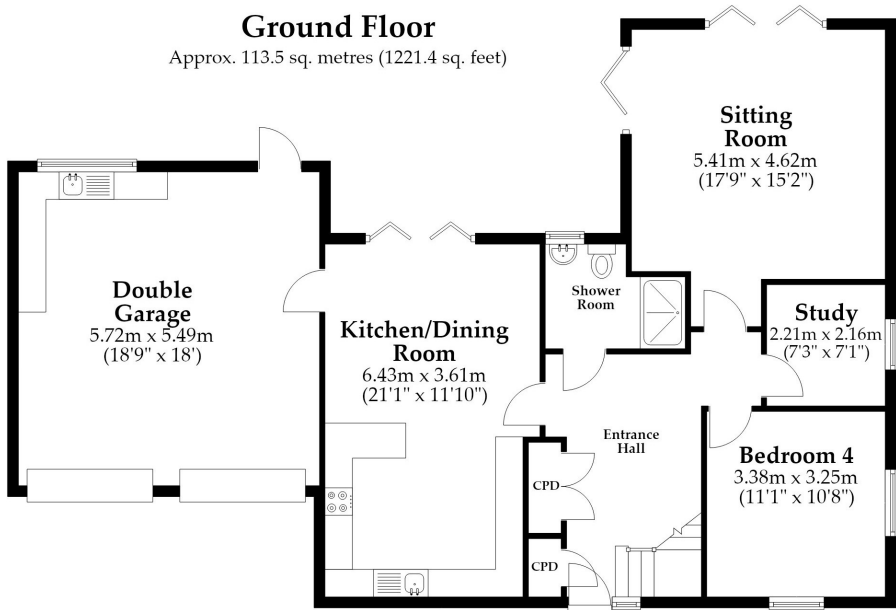
Bedroom 2: With view over open green space to front.

Bedroom 3: with view over rear garden.

Family bathroom: Panelled bath. Corner shower with mains shower fitted. Vanity washbasin. WC. Heated towel rail.

Outside: A driveway providing parking for 2 vehicles leads to a double garage with electric roller doors, a utility area has base cupboards and drawers with laminate work surfaces a sink and space for washing machine, dryer and space for fridge/freezer.

The front garden has raised planters and access to the rear of the property where the generous enclosed garden has raised planted borders, a summerhouse/home office with power and light, a green house and garden shed. A patio area adjoins the house with access from the bi-fold doors in the sitting room and kitchen/dining room, perfect for al-fresco entertaining.



Total area: approx. 179.1 sq. metres (1927.8 sq. feet)

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

