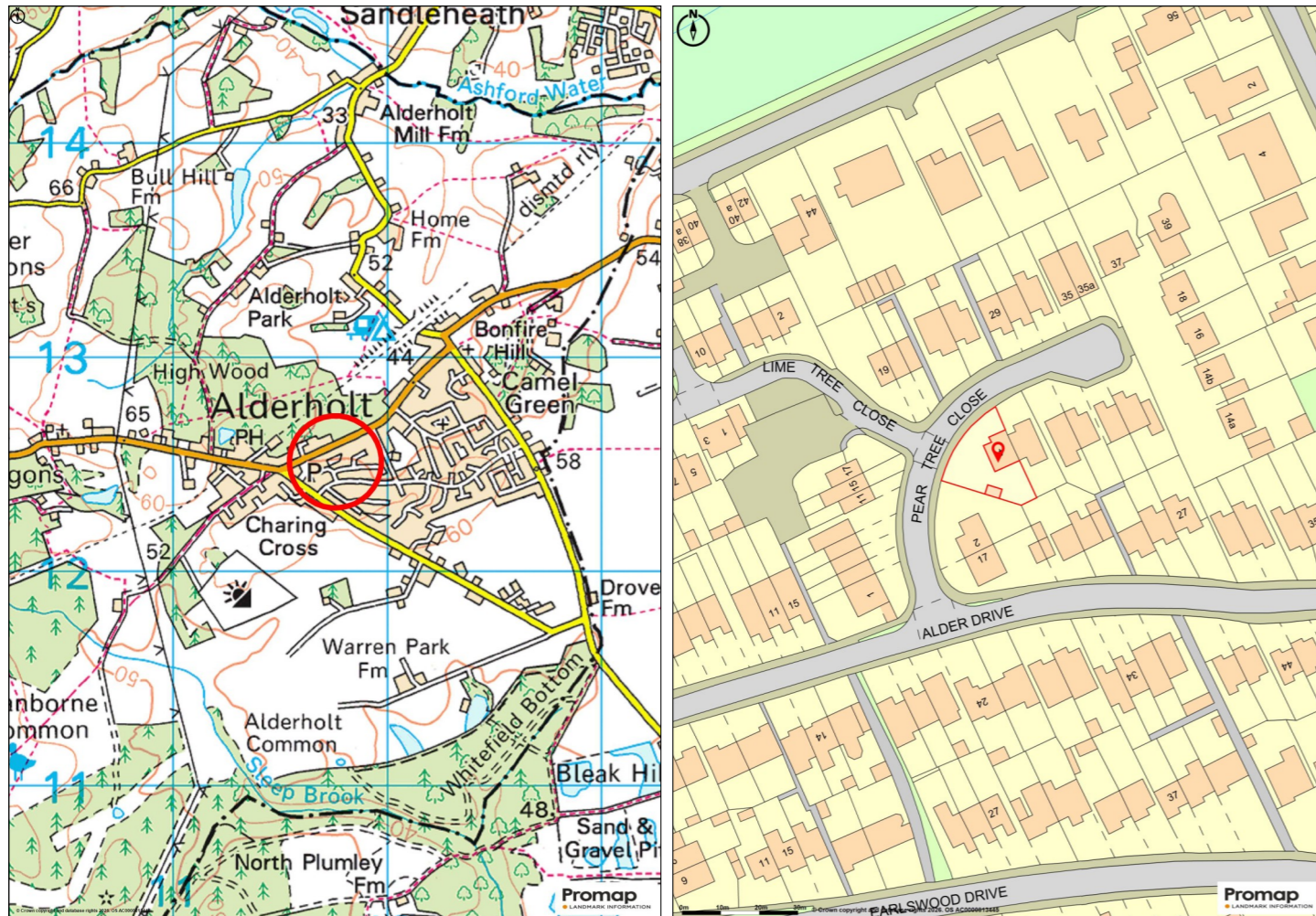


4 Pear Tree Close, Alderholt, Fordingbridge SP6 3ER



A spacious semi-detached house with well presented accommodation and a generous south facing garden.

Hall, sitting/dining room, kitchen/breakfast room, 3 bedrooms, modern bathroom and separate cloakroom/WC. Generous garden. Ample parking. uPVC double glazing. Gas fired central heating. EPC band C. Vendor suited.

Price: £365,000 Freehold

Viewing: Strictly by prior appointment with above sole agent

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, electricity, gas and drainage.

Location: The property is situated in a popular cul-de-sac close to the village school and local amenities.

To locate: From Fordingbridge proceed to Alderholt via the B3078 and upon entering the village, continue along Station Road taking the third turning left into Park Lane. Continue, passing St James First School on the left, and at the end turn right into Earlswood Drive. Continue for a short distance, turning right into Appletree Drive and first right again into Alder Drive and left into Pear Tree Close.

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 independent shops and eateries, a building society, public library, medical centre and churches of various denominations. The village is also very convenient for a number of important centres with Salisbury 11 miles or so where there is main line rail station for services to London (Waterloo). From Fordingbridge there is a frequent bus service between Salisbury & Ringwood (6 miles) & Bournemouth (18 miles), whilst the M27, junction 1, can be reached at Cadnam (10 miles) via Fordingbridge & the B3078 crossing the New Forest.

4 Pear Tree Close comprises a semi-detached family home of traditional cavity wall construction with tile hung front elevations under a tiled roof, built in the 1980s. Providing well arranged, spacious and beautifully presented accommodation in a generous corner plot garden.

Composite door to Hall: Radiator. Stairs to first floor.

Sitting/dining room: Laminate flooring. Storage cupboard. 2 Radiators. French doors to garden.

Kitchen/breakfast room: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces and peninsular breakfast bar. Integrated double electric ovens and 4 burner gas hob with extractor over. Spaces for washing machine, dishwasher and fridge/freezer. Breakfast area with breakfast bar and room for a dining table. Radiator.

Stairs from hall to first floor landing: Loft access.

Bedroom 1: Fitted wardrobes and storage cupboard. Radiator.

Bedroom 2: 2 Fitted wardrobes. Radiator.

Bedroom 3: Fitted wardrobe. Radiator.

Bathroom: Panelled bath. Shower enclosure with mains shower fitted. Vanity washbasin. Heated towel rail

Cloakroom: WC. Washbasin.

Outside: The property is approached over a block paved driveway and giving access to an extra parking space.

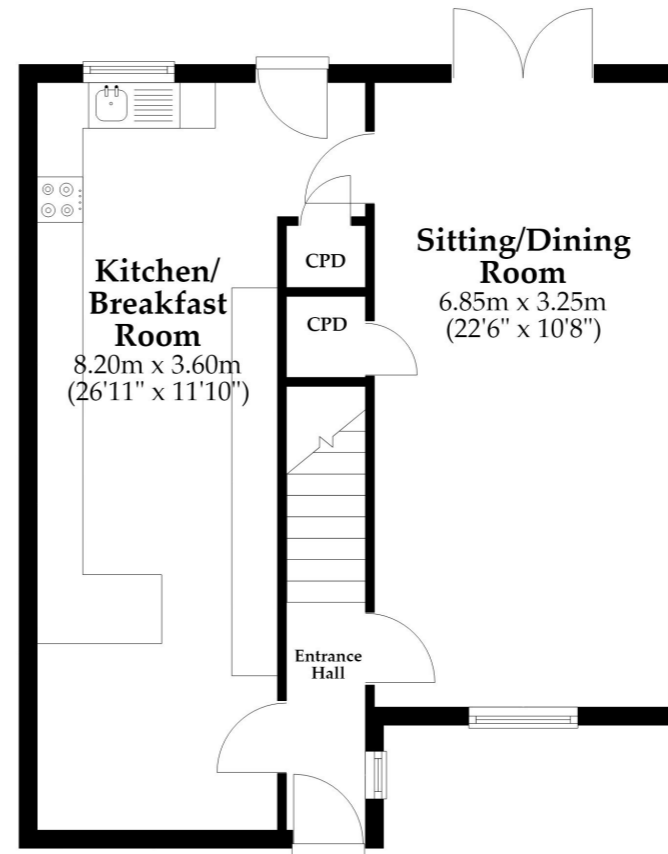
The enclosed rear garden is laid mainly to lawn with a decked area adjoining the house, accessed from the sitting room and kitchen. A useful outdoor entertaining covered "bar" area, ideal for alfresco entertaining and a space for a hot tub. 2 storage sheds and a gated access to the front of the property.



Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

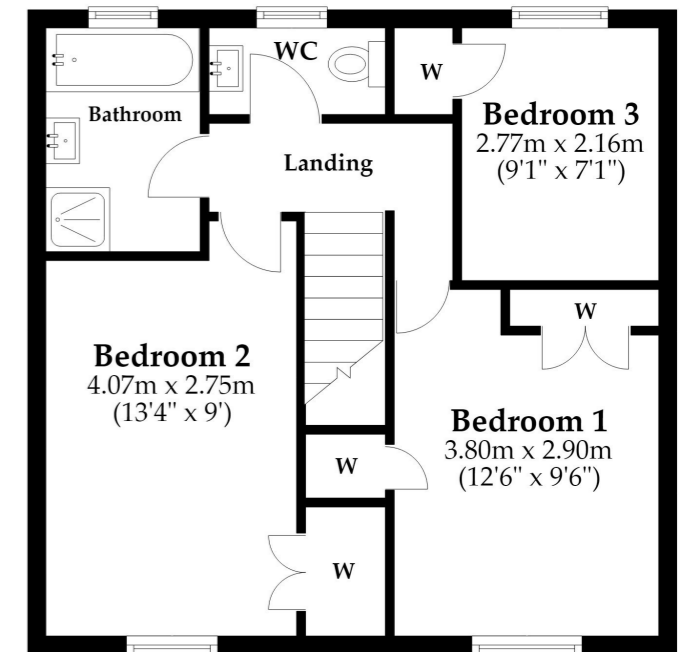
Ground Floor

Approx. 52.5 sq. metres (564.8 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 97.8 sq. metres (1052.3 sq. feet)

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

