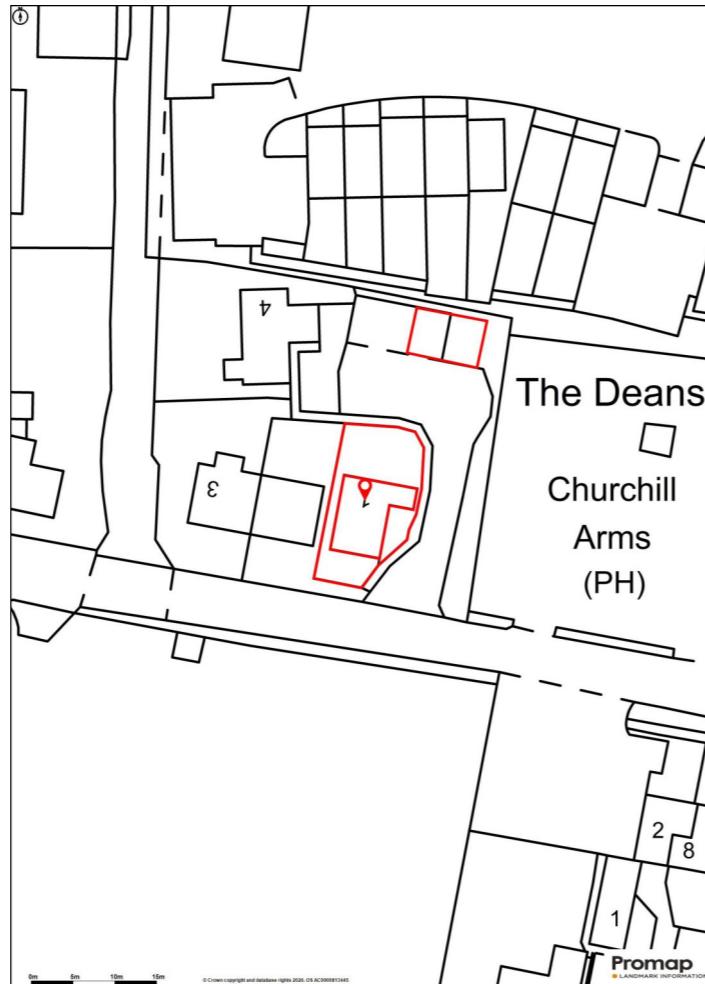
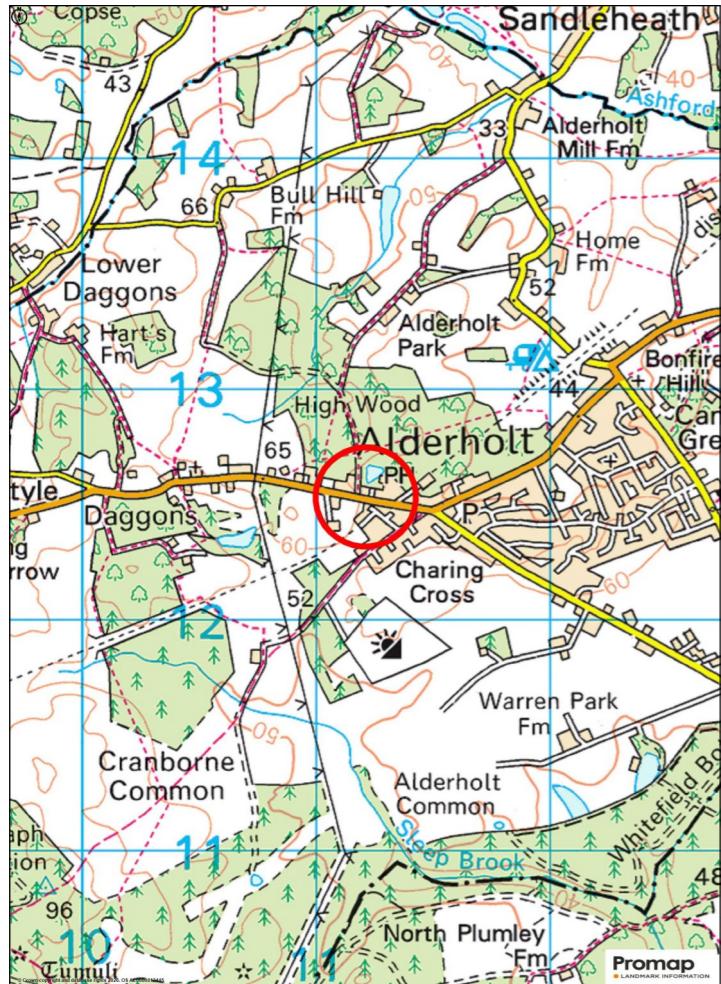


1 The Deans, Daggons Road, Alderholt, Fordingbridge, SP6 3FB


An attractive and beautifully presented modern family home with well-arranged accommodation located within a small development.

Hall, cloakroom/WC, sitting room with wood burning stove, kitchen/dining room, main bedroom with en-suite shower room/WC, 2 further bedrooms and family bathroom/WC. Enclosed rear garden. Carport and parking. Upvc double glazing. Gas fired central heating with under floor heating to ground floor. EPC band C. Vendor suited.

Price: £400,000 Freehold

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 E Amount payable 2025/26: £2294.08

Services: Mains water, electricity, gas and drainage.

Location: The property is situated in a quiet close within the popular village of Alderholt.

To locate: From Fordingbridge, proceed to Alderholt and upon entering the village bear right into Station Road and continue to the far end of the village where The Deans is located on the right hand side.

Local amenities include St James First School, a public house, a chapel, 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.

The property, built in 2012 of traditional cavity wall construction with rendered elevations under a tiled roof, offers tasteful and well arranged, light and airy accommodation in an exclusive development of only 4 houses.

Canopy porch and composite door to:

Hall: Cloaks cupboard housing gas fired combi boiler. Stairs to first floor.

Cloakroom/WC: WC. Vanity washbasin.

Sitting room: Wood burning stove sitting on a tiled hearth. Bay window.

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Integrated electric oven with 5 burn hob and extractor over. Stainless steel sink. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Under stairs larder cupboard. French doors from dining area to garden.

Stairs from hall to first floor landing: Tall radiator. Access to boarded loft.

Bedroom 1: Fitted wardrobes. Radiator.

En-suite shower room: Shower enclosure with mains shower fitted. Vanity washbasin. WC.

Bedroom 2: Radiator.

Bedroom 3: Fitted wardrobe. Radiator.

Family bathroom: Vanity washbasin and WC. 'P' bath with glazed screen. Fitted shelving.

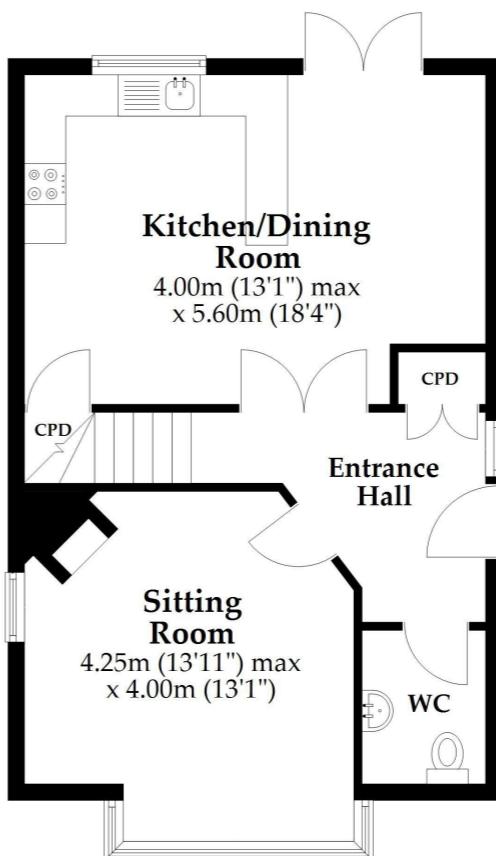
Outside: The property is approached from Daggons Road over a gravel drive giving vehicular access to the four properties within The Deans. No 1 has one parking space within the carport and a space adjacent to the carport where a garden shed is located. The front garden is enclosed and planted to encourage wildlife, including a small wildlife pond. The rear garden is laid mainly to lawn with a patio area, perfect for outdoor entertaining. A gate leads to the parking area.



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

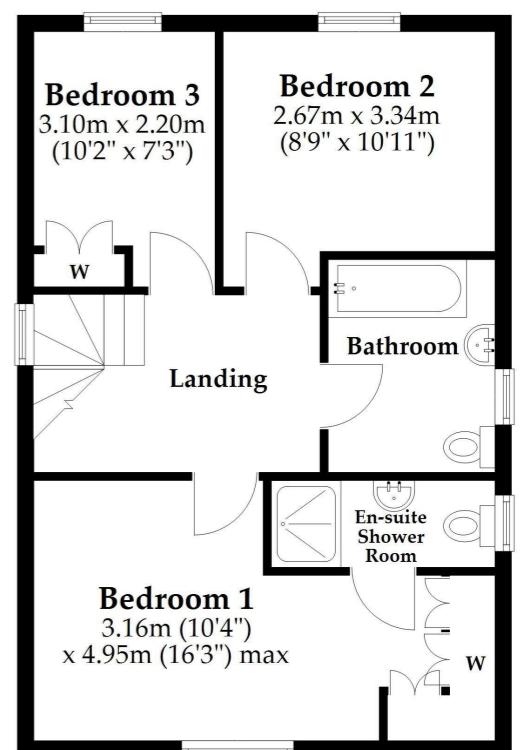
Ground Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



Total area: approx. 98.5 sq. metres (1060.5 sq. feet)

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