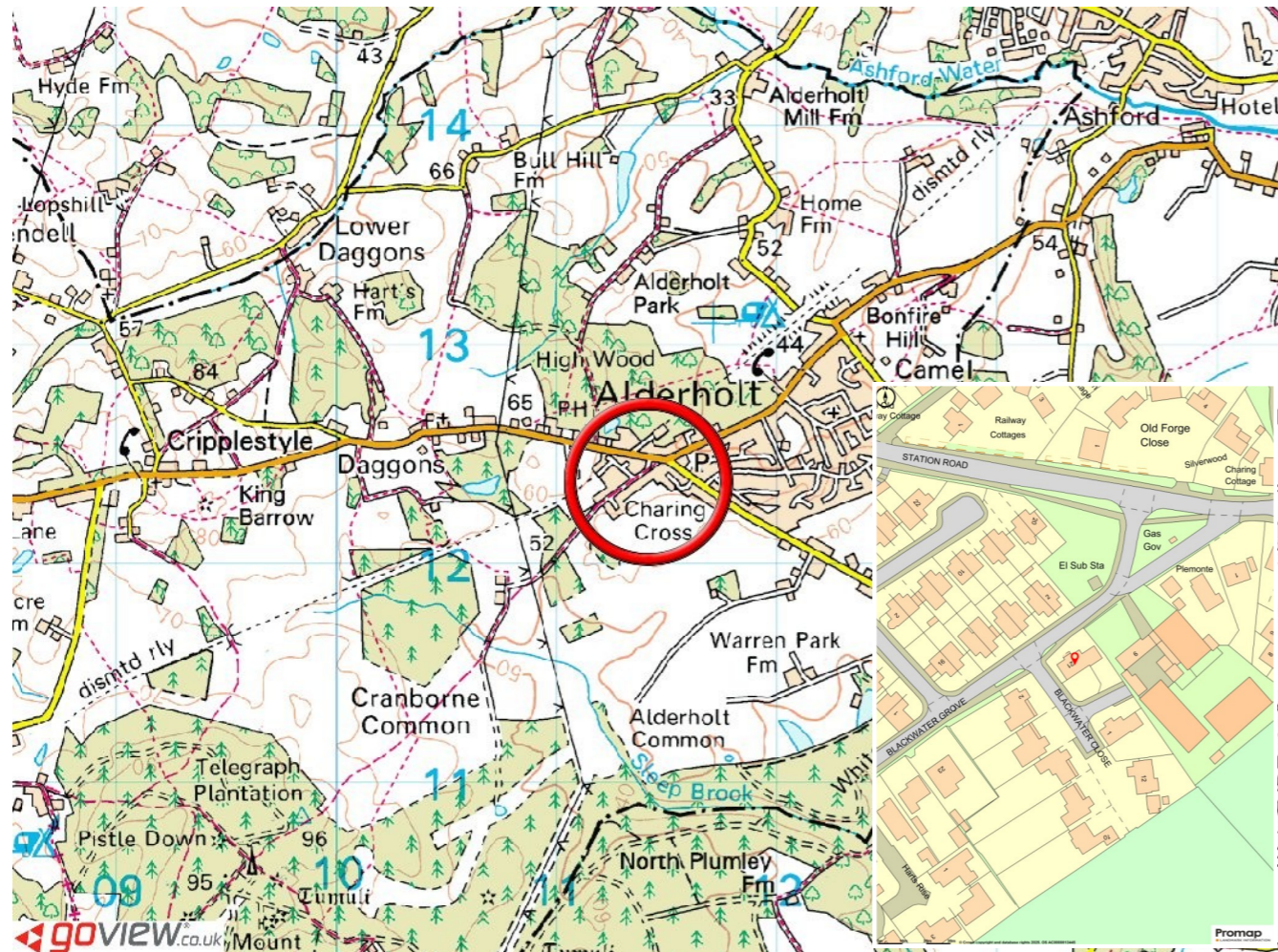


21 Blackwater Grove, Alderholt, Nr Fordingbridge SP6 3AD



A substantial detached house offering flexible accommodation for family or multigenerational living.

Hall, cloakroom/WC, kitchen/breakfast room, sitting room, dining room, study, 5 double bedrooms, 2 en-suite shower/bathrooms and family bathroom/WC. Walled rear garden. Double garage and parking. Upvc double glazing. Gas fired central heating. EPC band D. No forward chain.

Guide Price: £695,000 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: F Amount payable 2025/26: £3550.21

Services: Mains water, gas, electricity and drainage.

Location: The property is situated in a quiet residential area on the edge of 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, continue along Station Road, shortly after the village hall turn left into Blackwater Grove.

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.

One of a development of eight substantial family homes built by Bloor Homes in 2003 with spacious and flexible accommodation providing light and airy rooms, the property has recently received new carpets and decoration throughout.

Open porch with door to:

Hall: Under stairs cupboard. Stairs to first floor. Radiator.

Cloakroom: WC. Washbasin. Radiator.

Study: Radiator.

Kitchen/breakfast room: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Integrated double electric ovens and 4 burner electric hob with extractor over. Space and plumbing for washing machine and dishwasher. Space for under counter fridge and space for tall fridge freezer. Radiator. Door to garden.

Dining room: French doors to garden. Radiator.

Sitting room: Adams style fireplace with fitted gas fire. French doors to garden. 2 radiators.

Stairs from hall to first floor landing: Loft access. Airing cupboard with pressurised hot water cylinder. Linen cupboard.

Bedroom 1: Radiator. Dressing area, with fitted wardrobes, leading to:

En-suite bathroom: Panelled bath. Shower cubicle with mains shower. Pedestal washbasin. WC.

Bedroom 2: Dual aspect room with skilling ceilings. 3 radiators.

En-suite shower room: Shower cubicle with mains shower. Pedestal washbasin. WC. Radiator.

Bedroom 3: Fitted wardrobe. Radiator.

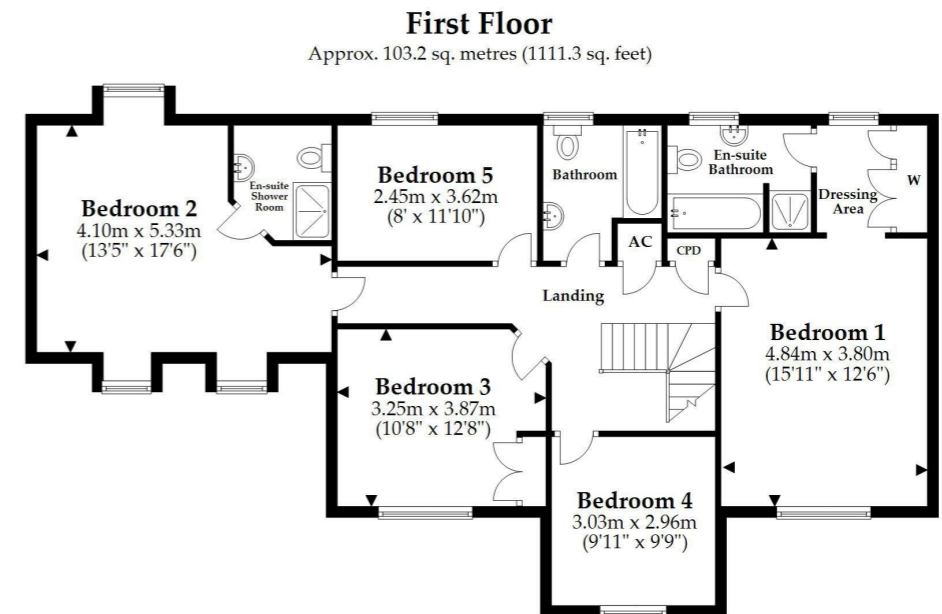
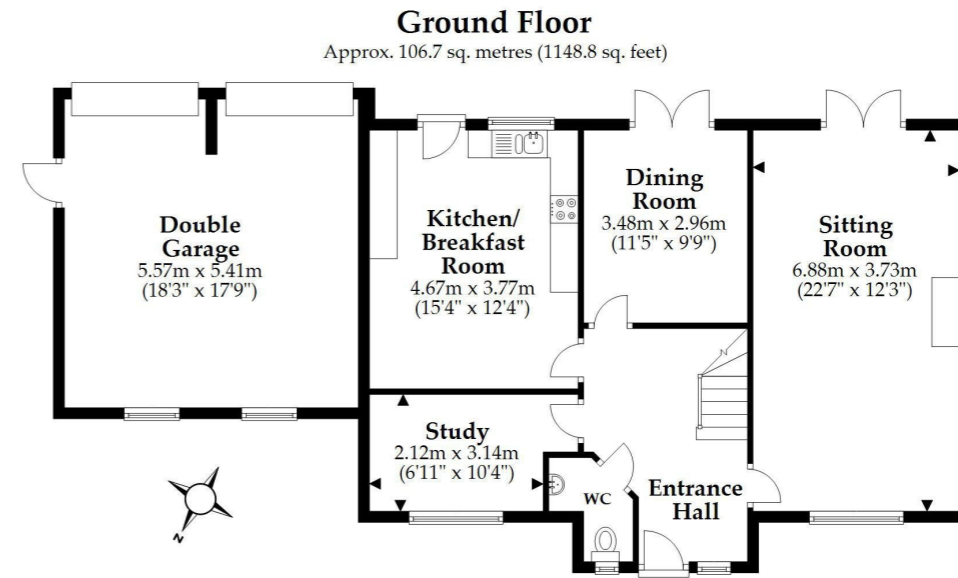
Bedroom 4: Radiator.

Bedroom 5: Radiator.

Family bathroom: Panelled bath. Pedestal washbasin. WC. Radiator.

Outside: The property is approached with access from Blackwater Grove to the front of the property having a single parking space. Access to the rear is via Blackwater Close and a private driveway offering ample parking and leading to the double garage with 2 up and over doors, power and light.

The front garden has established tree and shrub planting and the rear walled garden is laid mainly to lawn with a patio area and gate to driveway.



Total area: approx. 210.0 sq. metres (2260.2 sq. feet)

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

