



HEARNES

WHERE SERVICE COUNTS

Caspars Way, Fordingbridge, SP6 1FP

Located in the highly sought-after Caspars Way development, this beautifully presented family home offers generous accommodation, a large rear garden and a garage, together with the residue of a 10-year Premier Warranty valid until 2029/2030. Built by respected local developers Pennyfarthing Homes, the property has been finished to an exceptionally high standard and provides stylish, modern living throughout.

The ground floor features a sleek, contemporary kitchen and dining room designed to make the very best use of the space on offer. Gloss-fronted units are paired with elegant contrasting worktops and a coordinated splashback, creating a clean and sophisticated look. To the rear of the property, the full-width sitting room enjoys a bright aspect and opens directly onto the garden, offering an ideal setting for both everyday family life and relaxed entertaining. A useful cloakroom completes the ground floor.

Upstairs, the first floor comprises four very well-proportioned bedrooms. The master bedroom and second bedroom each benefit from their own luxury en-suite shower rooms, while the remaining bedrooms are served by a crisp, contemporary family bathroom. The home further benefits from dual-zone central heating and double glazing.

Outside, the rear garden is unexpectedly large, fully enclosed and arranged with a seating area and lawn, providing an excellent space for children, pets and outdoor dining. The garage is equipped with power and light and features an up-and-over door, while the driveway offers extensive additional parking.

Augustus Park sits on the outskirts of Fordingbridge, overlooking open farmland yet remaining conveniently close to local schools, shops and everyday amenities. A children's playground is located nearby, and residents can enjoy delightful walks in the sustainable natural greenspace opposite the development, created for both residents and the wider community.

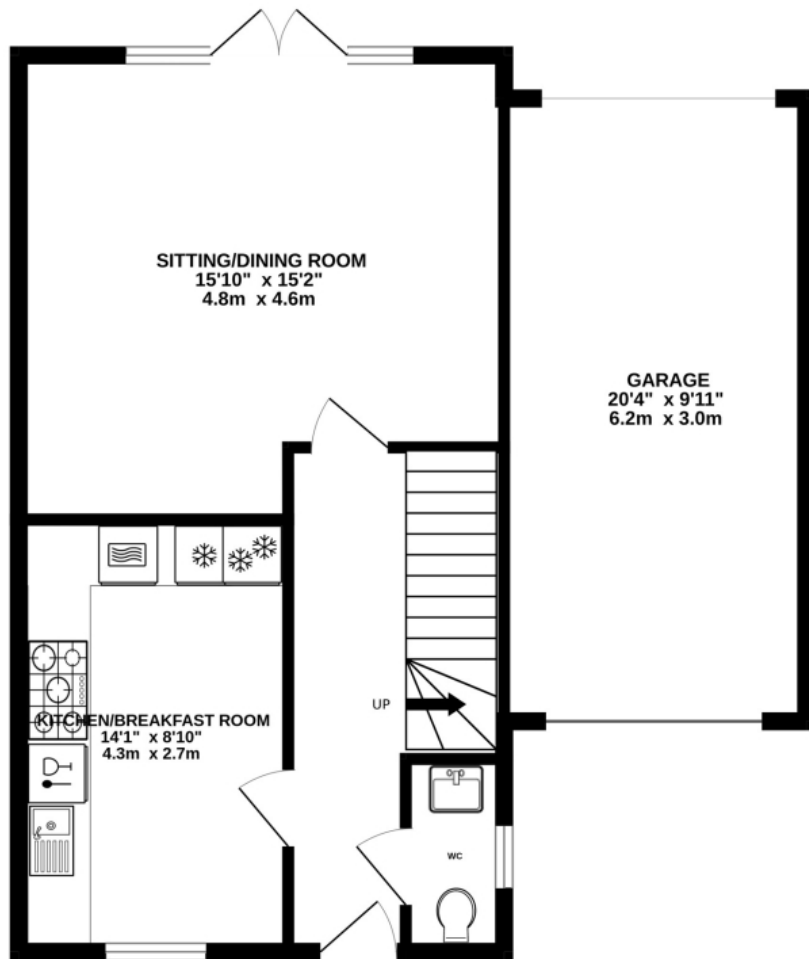
Local Authority: New Forest

Council Tax Band: E

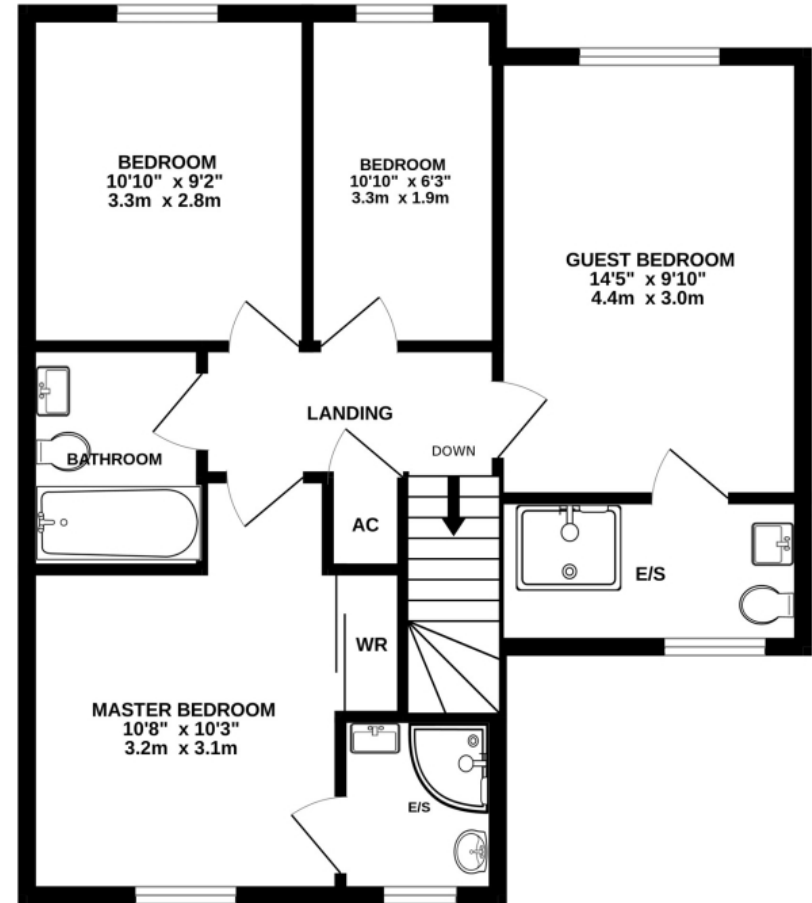
Energy Performance Certificate: Rating B



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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