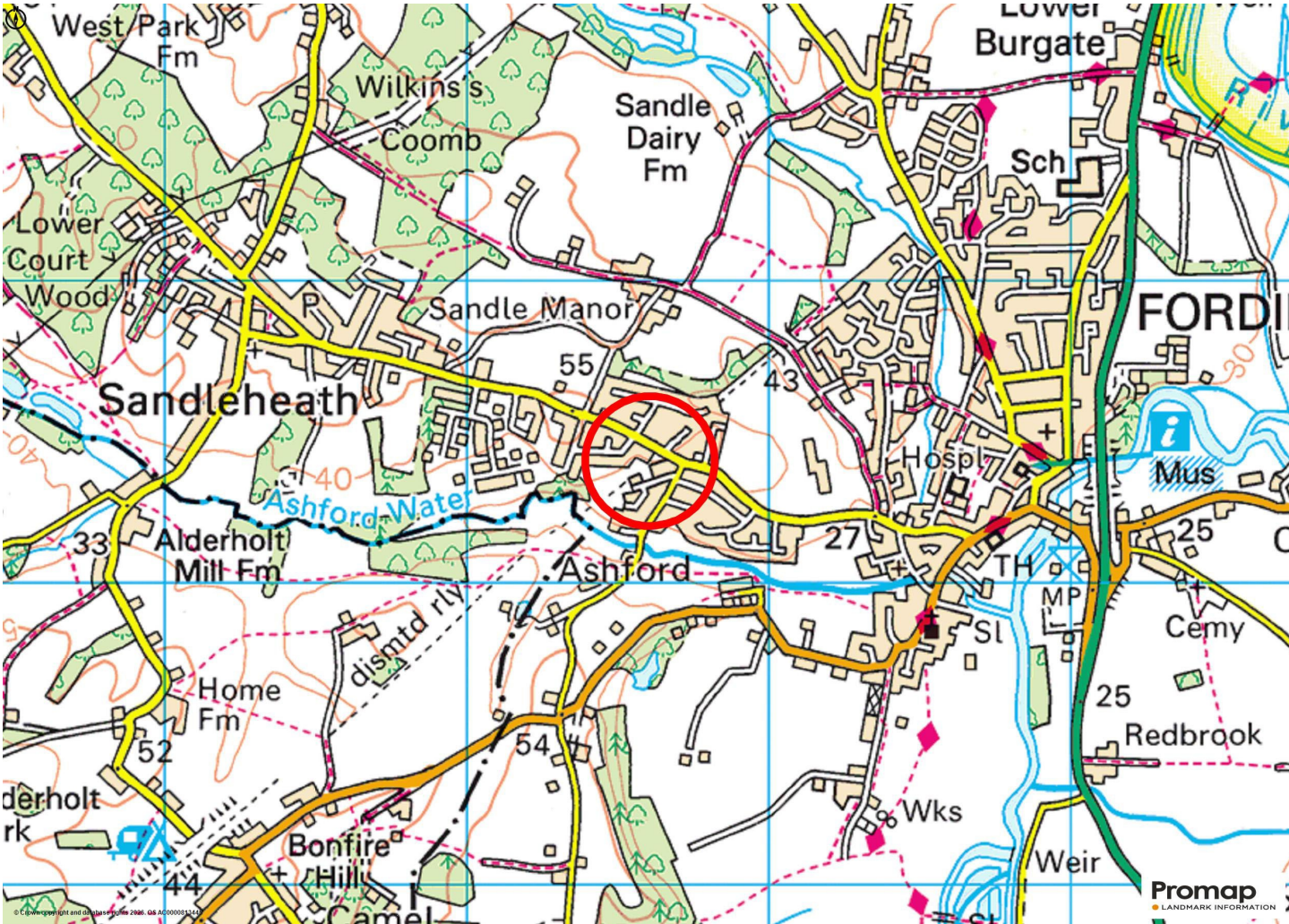


4 Falconwood Close, Fordingbridge, Hampshire SP6 1TB



A well-presented family home located within a popular, quiet cul-de-sac convenient for schools and local amenities.

Hall, cloakroom/WC, sitting room with open fire, conservatory, kitchen/dining room, snug/dining room, study, utility room, principal bedroom with en-suite bathroom/WC, 3 further bedrooms and family bathroom/WC. Private enclosed garden. Parking and garage. Gas fired central heating. Upvc double glazing. EPC band C.

Price: £575,000 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: £3355.26

Services: Mains water, electricity, gas and drainage.

Location: The property is located in a popular and established residential area within easy reach of local schools, amenities and countryside walks.

To locate: From our office in Bridge Street left at the mini roundabout and proceed through the High Street which leads into Shaftesbury Street. Continue towards Sandleheath, passing the Railway Hotel on your right hand side and over the roundabout when Falconwood Close will be found on your right hand side.

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 an attractive detached family home of traditional construction with brick elevations under a tiled roof. The spacious and well-arranged accommodation is as follows:

Open porch with front door to Hall: Stairs to first floor. Radiator.

Cloakroom: WC. Washbasin.

Study: Vinyl floor. Tall radiator.

Snug/dining room: Radiator. Box bay window.

Sitting room: Open fire with marble fireplace with timber surround. 2 radiators. Patio doors to:

Conservatory: Upvc and glazed construction with French doors to garden.

Kitchen/dining room: Fitted with a range of modern base cupboards, drawers and wall units with granite work surfaces. Stainless steel sink. Integrated fridge, freezer, dishwasher, double electric ovens and gas hob with extractor over.

Utility room: Base cupboards and drawers with laminate work surfaces. Stainless steel sink. Space for washing machine and tumble dryer. Integrated fridge and freezer. Wall mounted gas fired boiler. Door to garage.

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

Bedroom 1: Built-in wardrobes. Radiator.
En-suite: Panelled bath with shower over. Washbasin. WC. Heated towel rail.

Bedroom 2: Built-in wardrobes. Radiator.

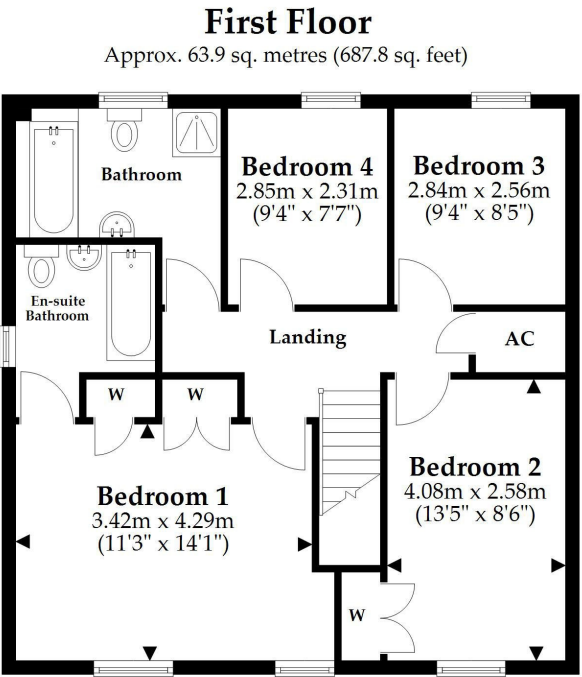
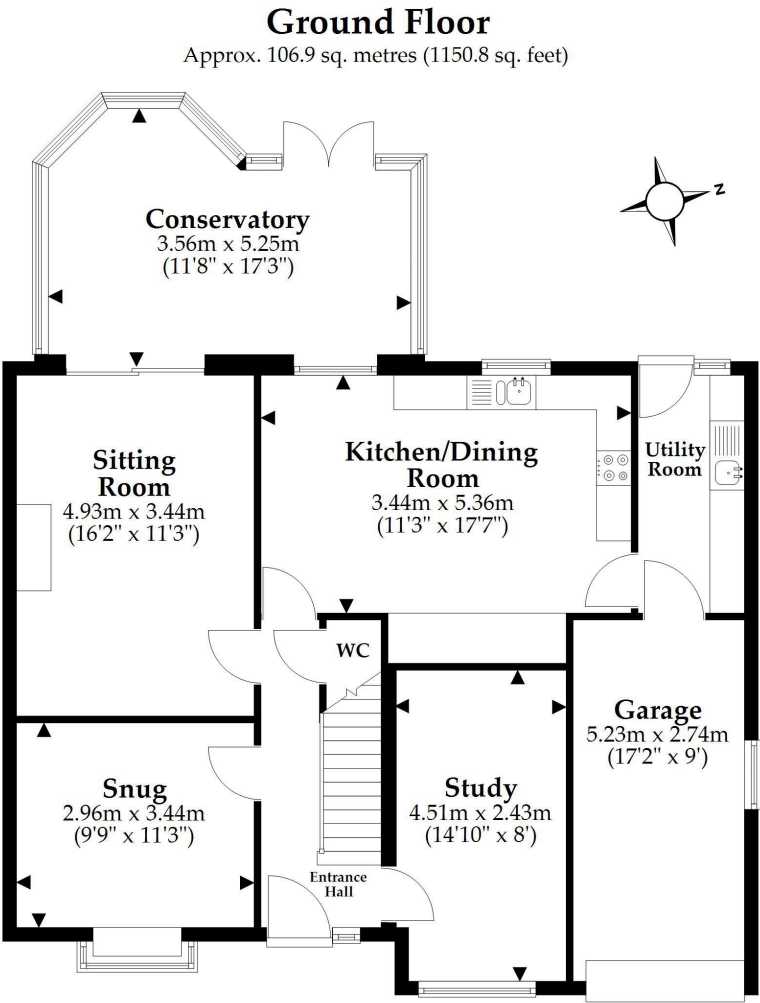
Bedroom 3: Radiator.

Bedroom 4: Radiator.

Family bathroom: Panelled bath. Shower cubicle with mains shower fitted. Washbasin. WC. Heated towel rail. Radiator.

Outside: The property is approached over a driveway providing parking for 2 vehicles and leading to a single garage with up and over door and door to utility.

The rear garden is laid mainly to lawn with established border planting a useful summerhouse, a generous patio area adjoins the house, perfect for alfresco entertaining and a raised garden pond.



Total area: approx. 170.8 sq. metres (1838.6 sq. feet)

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

