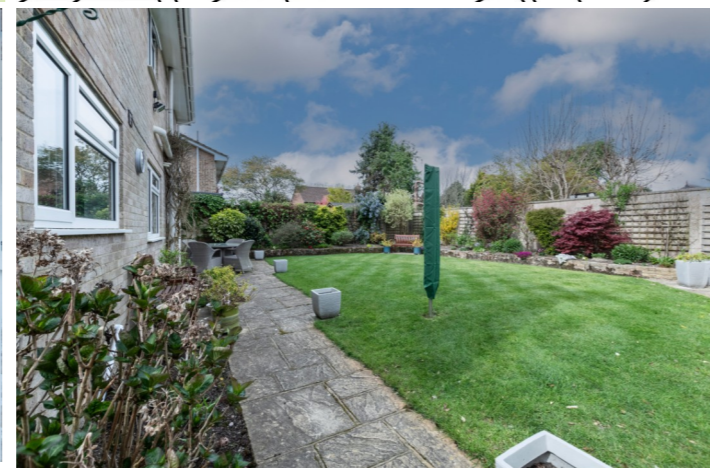
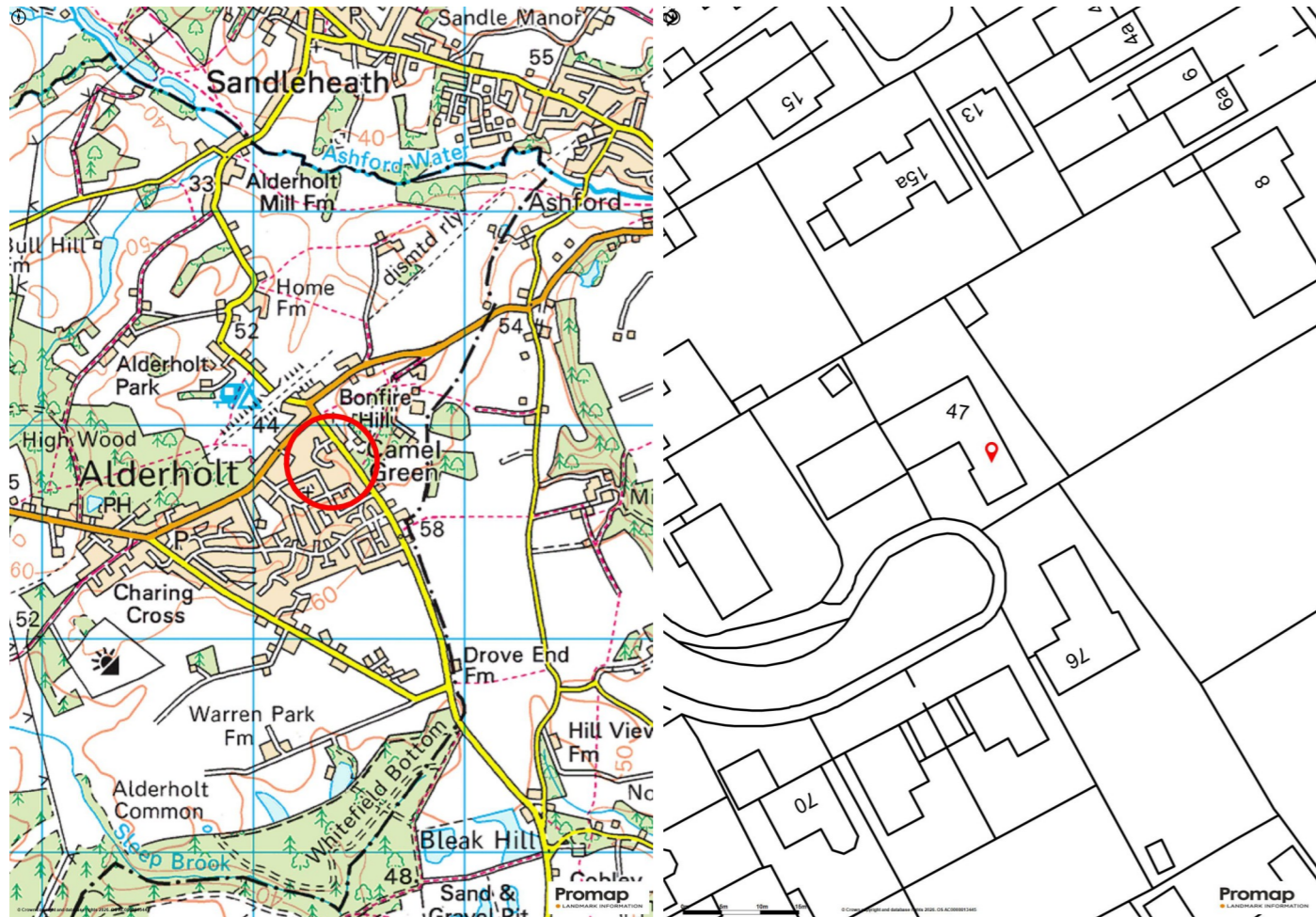


47 Windsor Way, Alderholt, Fordingbridge SP6 3BN



A beautifully presented detached family home in a quiet cul-de-sac location.

Hall, cloakroom/WC, fitted kitchen, sitting room, dining room, study/bedroom 4, 3 double bedrooms, en-suite shower room/WC and family bathroom/WC. Attractive enclosed garden. Double garage and parking. Upvc double glazing. Gas fired central heating. EPC band C.

Price: £525,000 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: E Amount payable 2026/27: £3309.90

Services: Mains water, gas, electricity and drainage.

Location: The property is situated in a quiet residential area within 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, turn left into Hill-bury Road and immediately right into Windsor way where the property will be found at the end of the cul-de-sac.

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.

Built in the 1980s of traditional cavity wall construction with facing brick elevations under a tiled roof and positioned quietly at the head of the cul-de-sac, the property offers a beautifully maintained family home with spacious and well arranged accommodation.

Timber entrance door to:

Entrance hall: Engineered oak floor. Radiator. Door to double garage.

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

Cloakroom: Vanity washbasin. WC. Heated towel rail.

Sitting room: Limestone fireplace with fitted gas fire. Sliding patio doors to garden. 2 radiators.

Dining room: Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Double electric ovens and microwave. 4 Burner gas hob with extractor over. Integrated tumble dryer and washing machine, Quartz work surfaces. Cupboard housing Gas fired boiler. Space for American style fridge/freezer. Door to garden.

Study/bedroom4: Fitted wardrobes. Radiator.

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

Bedroom 1: Radiator.

En-suite shower room: Walk-in shower with power shower fitted. Vanity washbasin and WC. 2 heated towel rails.

Bedroom 2: Fitted wardrobe. Radiator.

Bedroom 3: Fitted wardrobes. Radiator.

Family bathroom: Panelled bath with power shower over. Vanity washbasin. WC. 2 heated towel rail.

Outside: The property is approached over a block paved driveway leading to a double garage with electric door, power, light and water, doors to porch and garden.

The front garden has attractive planted borders with the enclosed, private rear garden laid mainly to lawn with established, well-maintained raised borders, a patio adjoins the property with access from the sitting room. A summerhouse, with power and light, a generous store and timber shed are located in the rear garden.

