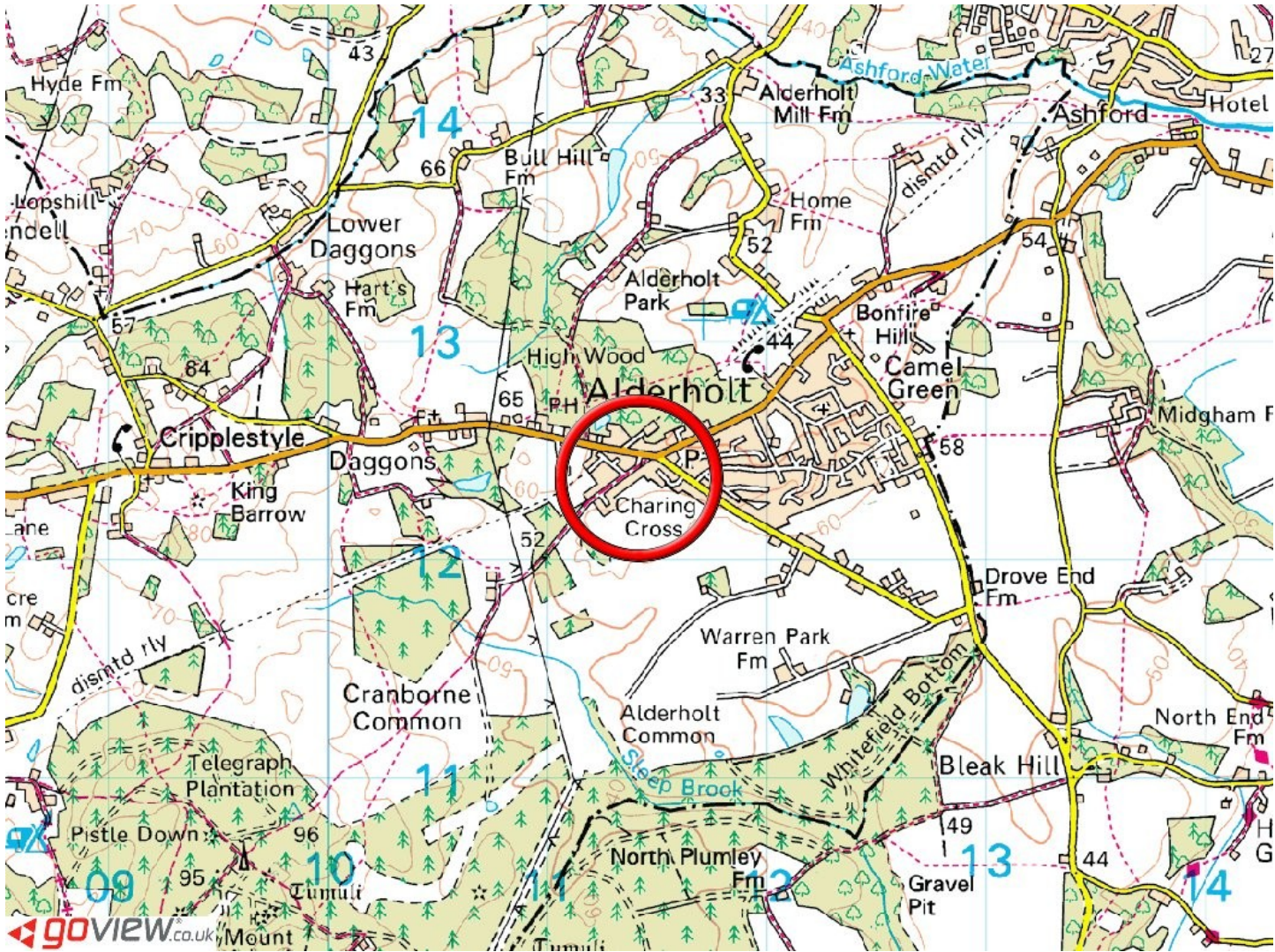


10 Blackwater Grove, Alderholt, Fordingbridge SP6 3AD



A spacious, extended and tastefully presented semi-detached house.

Hall, cloakroom/WC, utility room, kitchen/living/dining room with bi-fold doors to garden. 3 bedrooms and bathroom/WC. Garden. Parking. Upvc double glazing. Gas fired central heating. EPC band C.
No forward chain.

Price: £385,000 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: C Amount payable 2026/27: £2407.21

Services: Mains water, gas, electricity and drainage.

Location: The property is situated in a popular 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.

A traditionally built semi-detached family home with extended and well-arranged accommodation including a stunning kitchen/dining/living space with bi-fold doors to the enclosed, landscaped garden. A useful, cosy snug to the front of the property could be used as fourth bedroom or study if required.

Entrance hall: Under stairs cupboard.

Cloakroom: WC. Washbasin.

Utility/boot room: Space and plumbing for washing machine.

Snug/bedroom 4: Radiator.

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units. Quartz work surfaces with 1 1/4 bowl sink. Integrated double ovens. Induction hob. Space for American style fridge freezer. Open to;

Sitting room: A light and airy room with bi-fold doors to the attractive, enclosed garden.

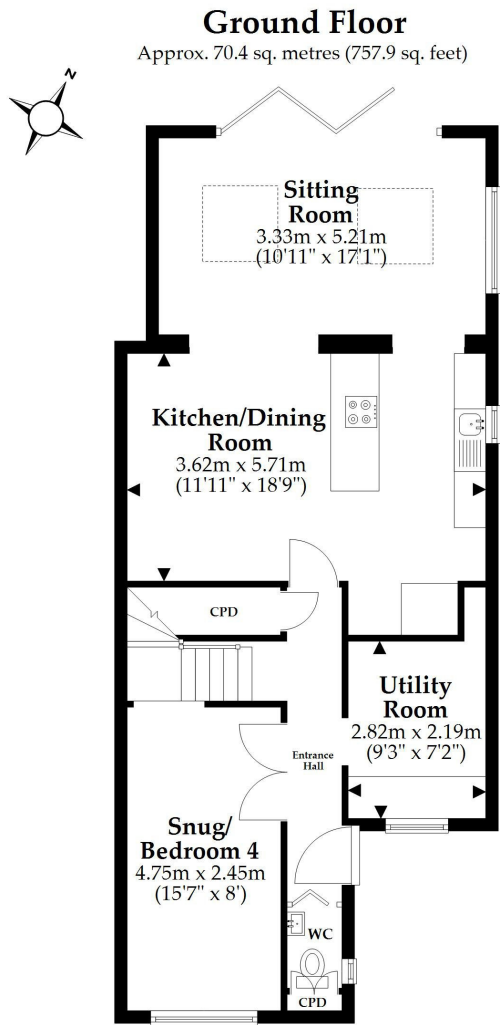
Bedroom 1: Built-in wardrobes. Radiator.

Bedroom 2: Space for wardrobes. Radiator.

Bedroom 3: Radiator.

Bathroom: 'P' bath with shower over. Pedestal washbasin. WC. Radiator. Linen cupboard.

Outside: The property is approached over a private drive providing parking for 2/3 vehicles. A shed to the side of the property gives access to the enclosed rear garden which has been landscaped with raised planters, patio areas and artificial turf.



Total area: approx. 119.6 sq. metres (1287.9 sq. feet)
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

