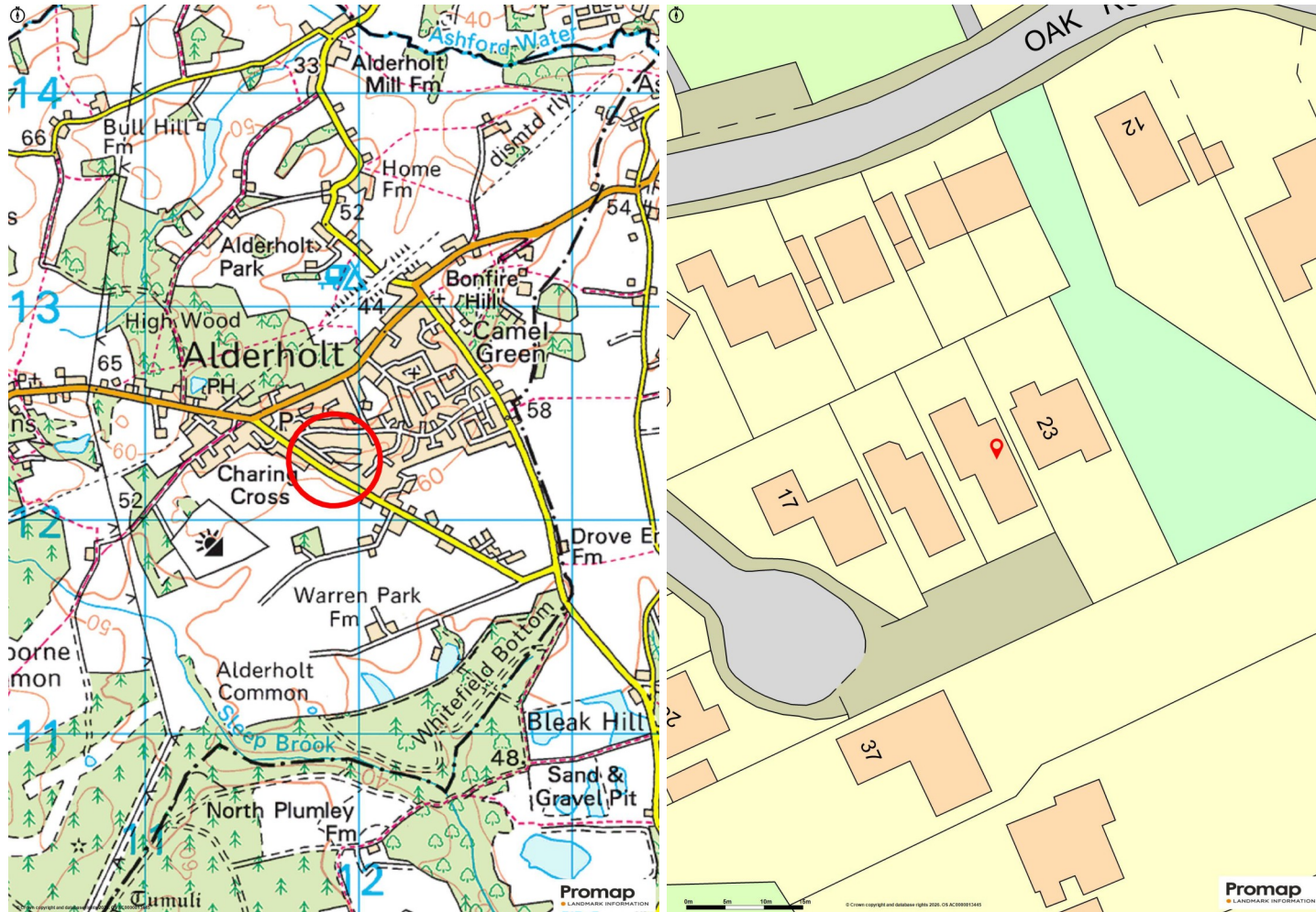


Adw03570/08/26

21 Pine Road, Alderholt, Fordingbridge SP6 3BJ



A beautifully presented detached family home in a quiet, secluded location.

Hall, cloakroom/WC, sitting room, dining room, kitchen/breakfast room, utility room, conservatory, 3 double bedrooms, en-suite shower room/WC and bathroom/WC. Attractive garden. Garage and parking. Upvc double glazing. Gas fired central heating. EPC band D.

Price: £450,000 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

Misrepresentation Act 1967—These particulars are believed to be correct but their accuracy is not guaranteed. They do not constitute an offer or contract. All measurements are given as a guide only. These particulars are issued on the understanding that all negotiations are carried out through Adrian Dowding.

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 position being one of three properties in a no through road 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, continue along Station Road, turn left into Ringwood Road, left again on to Earlswood Drive and immediately right to Pine Road.

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 beautifully presented family home of traditional cavity wall construction under a tiled roof that has been well-maintained and updated by the current owners with well arranged accommodation complemented by an attractive enclosed garden.

Hall: Stairs to first floor. Radiator. Open to:

Cloakroom: WC. Wash basin. Under stairs storage.

Dining room: Currently used as a dining room and study.

Sitting room: Bay window overlooking front garden. Stone fireplace with gas fire fitted. 2 radiators.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Pull out larder cupboard. Oak work surfaces and ceramic sink. Range cooker with extractor over. Integrated dishwasher. Breakfast bar. Open to:

Utility room: Gas fired boiler. Space and plumbing for washing machine and space for fridge freezer.

Conservatory: Hardwood and glass construction with oak effect flooring. French doors to deck and garden beyond.

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

Bedroom 1: A well proportioned room. Radiator.

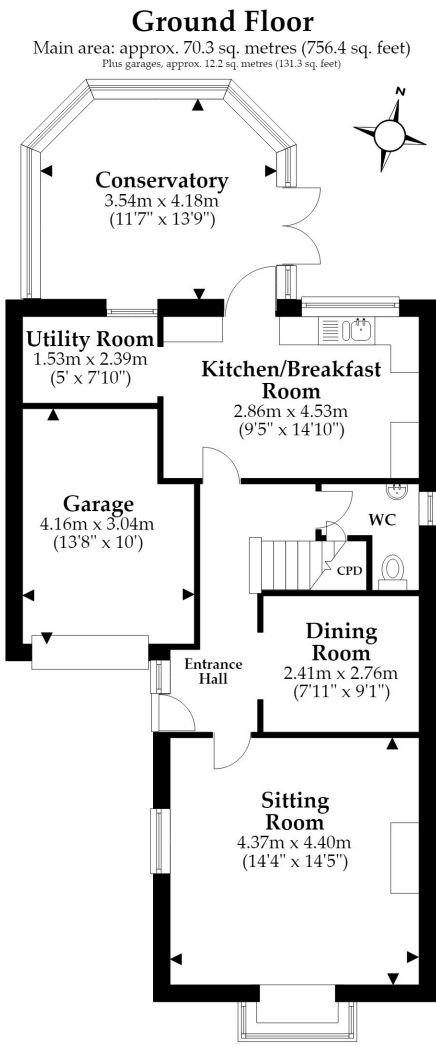
En-suite: Shower enclosure with rain shower. Vanity washbasin. WC. Heated towel rail.

Bedroom 2: Radiator.

Bedroom 3: Radiator.

Bathroom: Panelled bath. Vanity washbasin and WC. Heated towel rail.

Outside: The property is approached over a private driveway giving access to the garage (power and light) with the front garden having been designed with a secluded seating area. The attractive, enclosed rear garden offers a high degree of privacy and has been landscaped with a large decked area adjoining the property, perfect for alfresco entertaining, leading to a gravelled lower area with well-planted borders.



Main area: Approx. 130.2 sq. metres (1401.6 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.3 sq. feet)

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

