



Garendon Court, Fordingbridge SP6 1LF

welcome to

Garendon Court, Fordingbridge

Fox & Sons Proudly Presents this spacious 3/4 bedroom detached family home occupying one of the area's largest private plots, with multiple reception rooms, conservatory, versatile converted garage space and outstanding potential to extend, subject to the necessary permissions.

Ground Floor & Entrance

A welcoming entrance porch opens into the main lounge. This is a generously proportioned reception room with ample space for a selection of sofas and freestanding furniture. A feature fireplace provides a natural focal point, while a large front-facing window and glazed doors leading into the conservatory allow plenty of natural light to flow through the room

The conservatory forms a bright extension to the principal living space and enjoys an attractive outlook across the rear garden. With glazing on three sides and direct garden access, this room is ideally suited to use as a garden room, reading area or informal sitting room.

The kitchen is arranged with a comprehensive selection of fitted wall and base units, extensive work surfaces and space for the principal appliances. A rear door provides convenient access to the garden, while the adjoining dining area offers room for a family dining table and creates a sociable space for everyday meals and entertaining.

One of the property's most useful features is the former garage, which has been converted to create a substantial additional room. Currently offering excellent versatility as a home office or snug, this space could equally serve as a playroom, formal dining room, hobby room, additional reception room or potential fourth bedroom. The conversion is understood to be reversible, giving future owners the option of restoring the space to a garage if required.

The ground floor is completed by a separate utility room and WC, adding valuable practicality for family living.

Upstairs

Upstairs, the landing connects three bedrooms and the family bathroom. One of the most important notes is the

abundance of storage options making it perfect for a clutter free home.

The principal bedroom is a comfortable double with space for wardrobes and additional bedroom furniture.

Bedroom two is another well-proportioned room, while the third bedroom would make an excellent child's room, nursery or dedicated first-floor study.

The family bathroom is fitted with a white suite including a panelled bath with shower above, wash basin and WC.

The Garden

Externally, the rear garden is a genuine highlight. The plot is notably generous and offers a broad expanse of lawn, established planting, paved seating areas and useful garden storage. The scale of the garden makes it ideal for families, outdoor entertaining, children's play equipment and keen gardeners.

The generous space surrounding the property may also provide scope for a future extension or further reconfiguration, subject to obtaining all necessary planning and building regulation approvals.

The property has benefitted from a programme of improvements including an upgraded gas central heating system and boiler, replacement windows, ceiling upgrades and roof repairs. Altogether, this is a substantial and adaptable family home with an excellent plot, versatile accommodation and exciting long-term potential.



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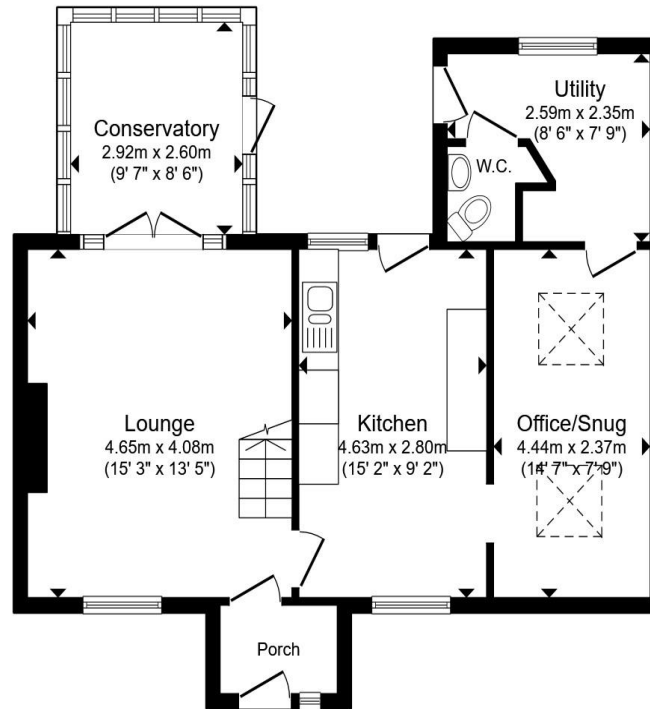
- Lovingly Owned and Improved over 30 Years
- 3/4 Bedroom Detached Home
- Improved and Upgraded Throughout
- Set within a Large Private Plot and Cul-de-sac
- Excellent potential to extend, subject to planning permission

Tenure: Freehold EPC Rating: D

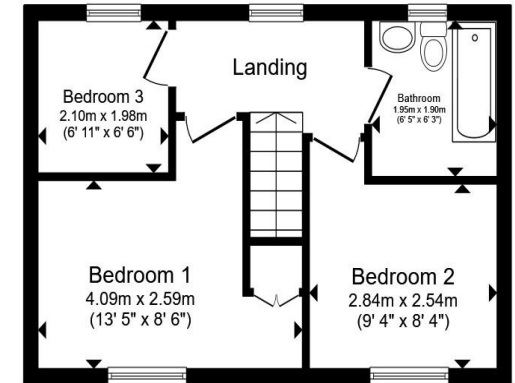
Council Tax Band: D

offers over

£375,000



Ground Floor



First Floor

Total floor area 97.0 m² (1,044 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
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01425 652121



fordingbridge@fox-and-sons.co.uk



8 Salisbury Street, FORDINGBRIDGE,
Hampshire, SP6 1AF



fox-and-sons.co.uk