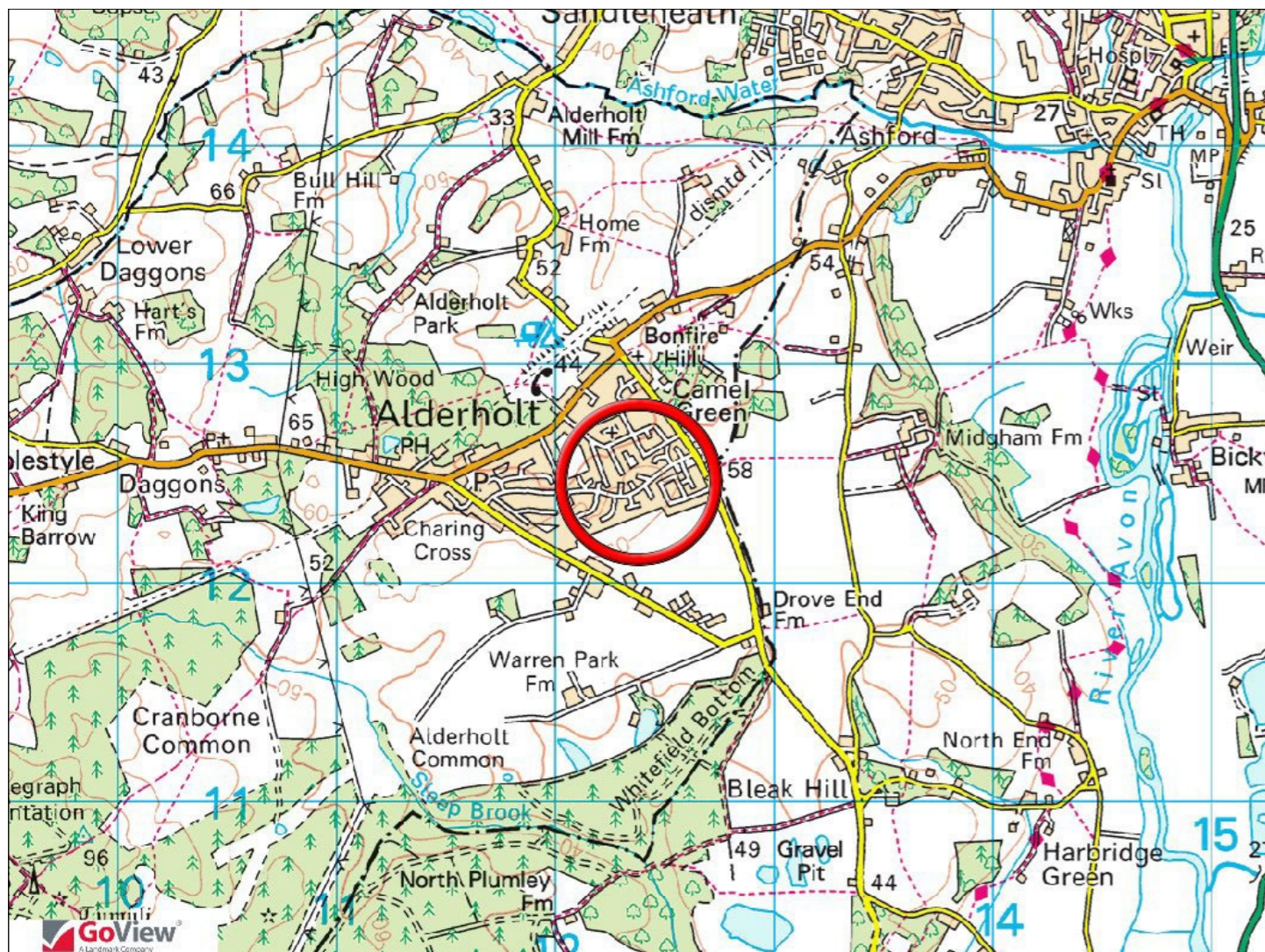


9 Tudor Close, Alderholt, Fordingbridge, SP6 3LY



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

Hall, cloakroom/WC, sitting room, dining room, kitchen and utility room. Main bedroom with en-suite shower room/WC, 3 further bedrooms and family bathroom. Enclosed garden. Garage currently divided into a store /utility room. Parking. Upvc double glazing. Gas fired central heating. EPC band D.

Price: £480,000 Freehold

Viewing: Strictly by prior appointment with 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 Amount payable 2026/27: £3309.90

Services: Mains water, electricity, gas and drainage.

Location: The property is situated in a quiet close within the popular village of Alderholt.

To locate: From Fordingbridge, proceed to Alderholt and upon entering the village, bear left into Hillbury Road. Continue for approximately 1/2 mile before turning right into Birchwood Drive. Continue for a further short distance and take the third turning right in to Tudor Close.

Local amenities include St James First School, a public house, parish church and a Co-op store & 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, medical centre and churches of various denominations. The village is also very convenient for a number of important centres with Salisbury 11 miles or so where there is main line rail station for services to London (Waterloo). From Fordingbridge there is a frequent bus service between Salisbury & Ringwood (6 miles) & Bournemouth (18 miles), whilst the M27, junction 1, can be reached at Cadnam (10 miles) via Fordingbridge & the B3078 crossing the New Forest.

A detached family home, built in the 1980s, with brick and timber elevations under a tiled roof in a quiet position within the popular and active village of Alderholt. The property offers well-arranged accommodation with scope to update or alter if desired.

Covered entrance with composite door to:

Hall: Radiator. Stairs to first floor.

Cloakroom/WC: WC. Washbasin. Radiator.

Sitting room: Adams style fireplace (open fire). Bay window. Open to dining room.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Polycarbonate sink. Space for oven. Space and plumbing for dishwasher. Door to outside.

Dining area: Fitted base and wall cupboards. Radiator. French doors to:

Conservatory: Upvc and glass construction with polycarbonate roof and French doors patio and garden.

Utility room: Plumbing for washing machine. Wall mounted gas fired boiler. Door to outside.

Stairs from hall to first floor landing: Loft access. Linen cupboard.

Bedroom 1: Radiator.

En-suite shower room: Shower cubicle with mains shower fitted. Pedestal washbasin. WC. Radiator.

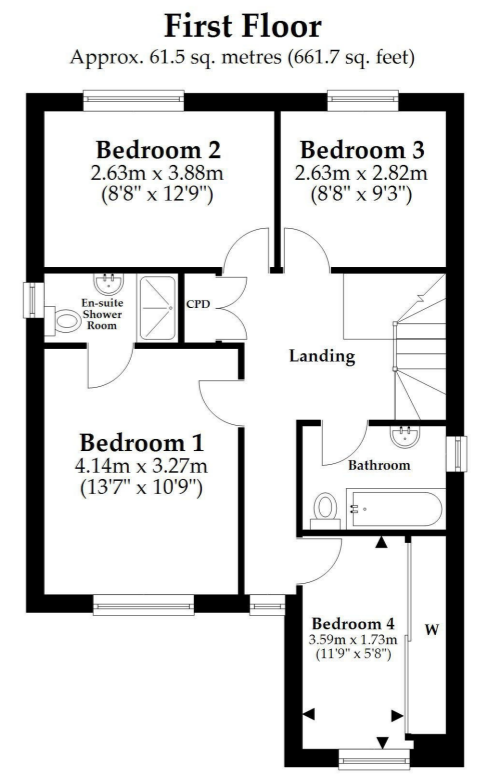
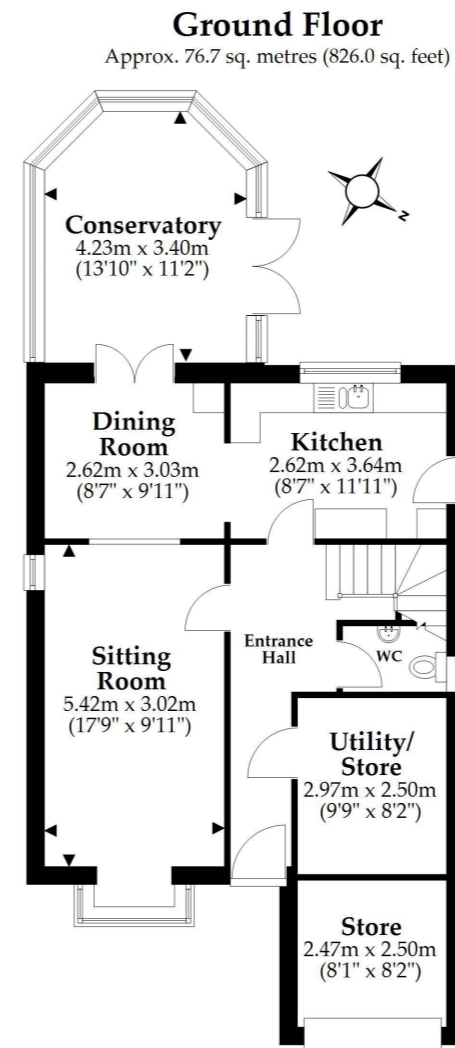
Bedroom 2: Radiator.

Bedroom 3: Radiator.

Bedroom 4: Fitted triple wardrobe. Radiator.

Family bathroom: Panelled bath. Pedestal washbasin. WC. Radiator.

Outside: The property is approached from Tudor Close over a gravel driveway and leading to a store accessed via an electric roller door, power and light. The attractive and enclosed rear garden faces southwest and is laid mainly to lawn with a patio access from the conservatory, ideal for alfresco dining. There is side access and garden shed.



Total area: approx. 138.2 sq. metres (1487.7 sq. feet)

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

