



HEARNES

WHERE SERVICE COUNTS

Caspars Way, Fordingbridge, SP6 1FP

A fantastic position, overlooking woods to the front, plenty of parking and a landscaped, 55' rear garden, are just a few features of this beautifully presented, stylish and spacious family home, that is offered with the residue of a 10 year NHBC guarantee (expires 2031).

Built by renowned local developers Pennyfarthing Homes, this impressive, executive style home has been carefully designed to create a modern and flexible property.

The heart of this fabulous home is a full-length, dual-aspect kitchen/dining/day room. This incredibly flexible space is the perfect spot to spend the day, with views of the gardens available from the seating area. The kitchen is comprehensively fitted in a range of high quality Neff appliances, including an oven microwave, induction hob. Integrated appliances include a fridge, freezer and Neff dishwasher. This entire space is cleverly tied together with subtle, driftwood style tiled flooring. Adjoining the kitchen/dining/day room is a useful fitted utility room (with an internal door to the garage).

The remainder of the ground floor space comprises a study, cloakroom/wc and delightful, formal sitting room that opens out onto the patio.

The first floor lies host to four well-proportioned bedrooms, the master having a stunning dressing room and private en-suite shower room, the second bedroom also benefits from a contemporary shower room en-suite. The remaining bedrooms share a sleek, modern style family bathroom.

The rear garden extends to approximately 55' in length and has been landscaped to be easy to maintain, with a paved terrace perfect for outdoor entertaining in addition to a further paved terrace.

To the front is a block paved driveway providing plenty of parking, leading to a large, single garage with up and over door, power and light.

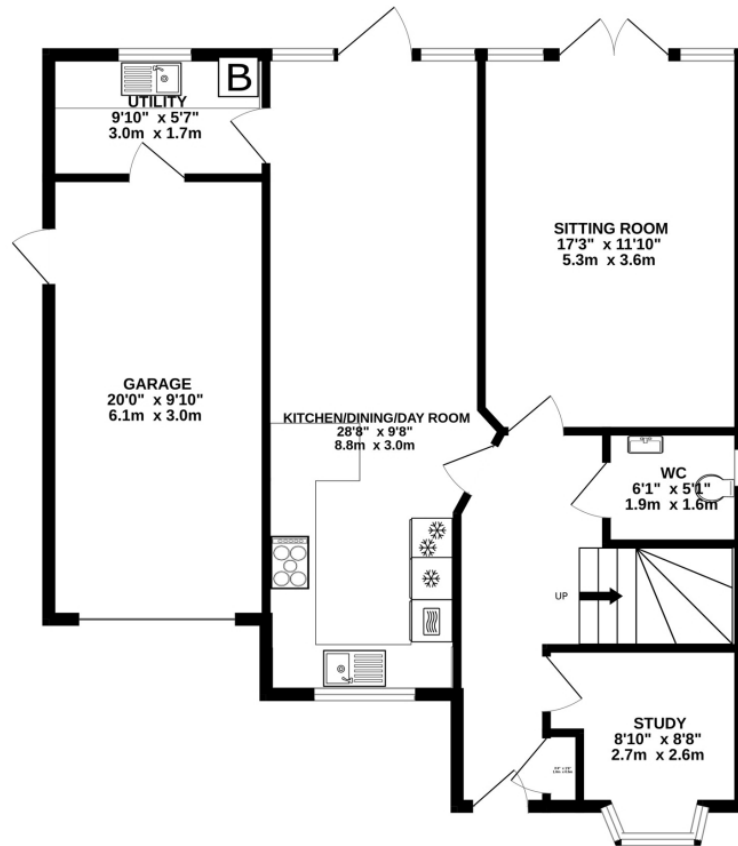
Local Authority: New Forest

Council Tax Band: F

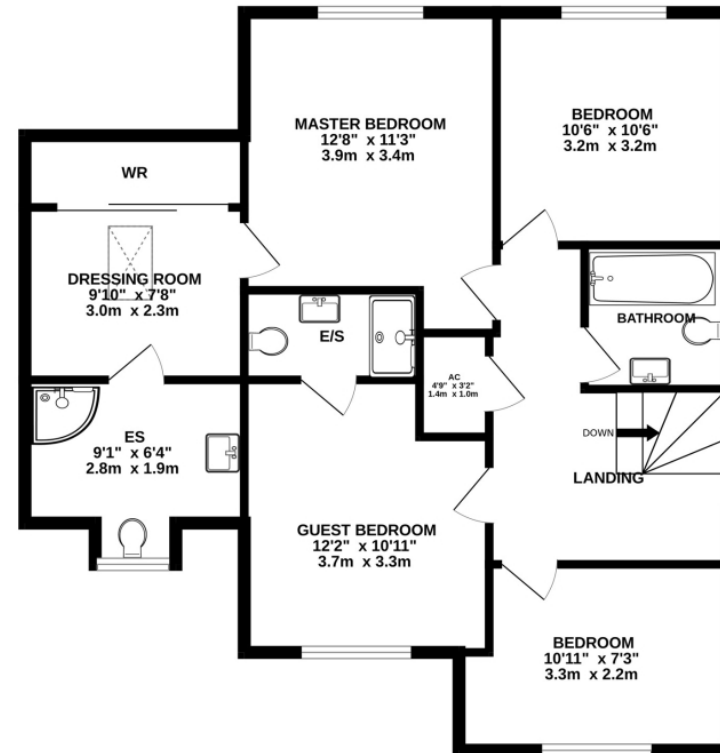
Energy Performance Certificate: Rating B



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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