



HEARNES
WHERE SERVICE COUNTS



Alderholt, Fordingbridge, SP6 3DN

FREEHOLD

Simply beautiful, mature and private grounds (totalling around 1.1 acres), incredibly useful outbuildings and no chain, are just a few features of this exceptional country home, that offers both spacious and flexible accommodation and still retains so many of its original character features and charm.

Rarely does a property like The Grange come to the market and it has been over fifty years since this fine home last changed hands.

The extensive accommodation incorporates a superb two bedroom (two storey) self-contained annexe that was added in the 1990's. This part of The Grange could remain an annexe, become a source of income, or alternatively it could easily be incorporated back into the main house.

Originally the property had two staircases, one for the owners and a second set serving the servants/staff quarters. The stairs to the servants/staff accommodation were removed when the annexe was added and now there is a set of spiral stairs within the annexe.

The first floor lies host to four double bedrooms, a family bathroom and nursery. A further door from the landing leads to the two annexe bedrooms (bedrooms five & six) and an additional bathroom.

The ground floor comprises five versatile reception rooms (including the annexe sitting room), one has a fabulous, vaulted ceiling and all benefit from beautiful views of the surrounding gardens. There are also two substantial conservatories that cleverly link the principal rooms together.

The kitchen/breakfast room has been designed to make good use of the space afforded. It is fitted in a range of medium oak style units with contrasting worktops, tiled splash backs and built-in oven and hob.

A large cellar can be found under the annexe and can be accessed by stairs from the annexe boiler room. It has full head height, power and light and a small, high level window.

This magnificent home further benefits from oil fired central heating, double glazed, sash style windows and a security alarm/CCTV system.

Ornate, remotely operated gates lead to a sweeping gravelled driveway that provides parking and turning for numerous vehicles and leads to the garage/workshop. This garage/workshop is incredibly versatile and is of a brick/cavity construction. Subject to the relevant consents, could become ancillary accommodation. It measures over 26' by 26' with power/light with a vehicle inspection pit. There are also a set of stairs leading up to the first floor which has a similar square footage (full height through the centre and restricted toward the sides).

Next to the garage/workshop are the original outbuildings/barn, which also have a multitude of uses.

The grounds in all extend to around 1.1 acres and are wonderfully private, peaceful and tranquil. They primarily stretch from both sides of the property (one side having a large vegetable garden) around to the rear of the property, where the formal gardens and paved terrace can be found.

Local Authority: Dorset (east Dorset)

Council Tax Band: G

Energy Performance Certificate (EPC): Rating tbc

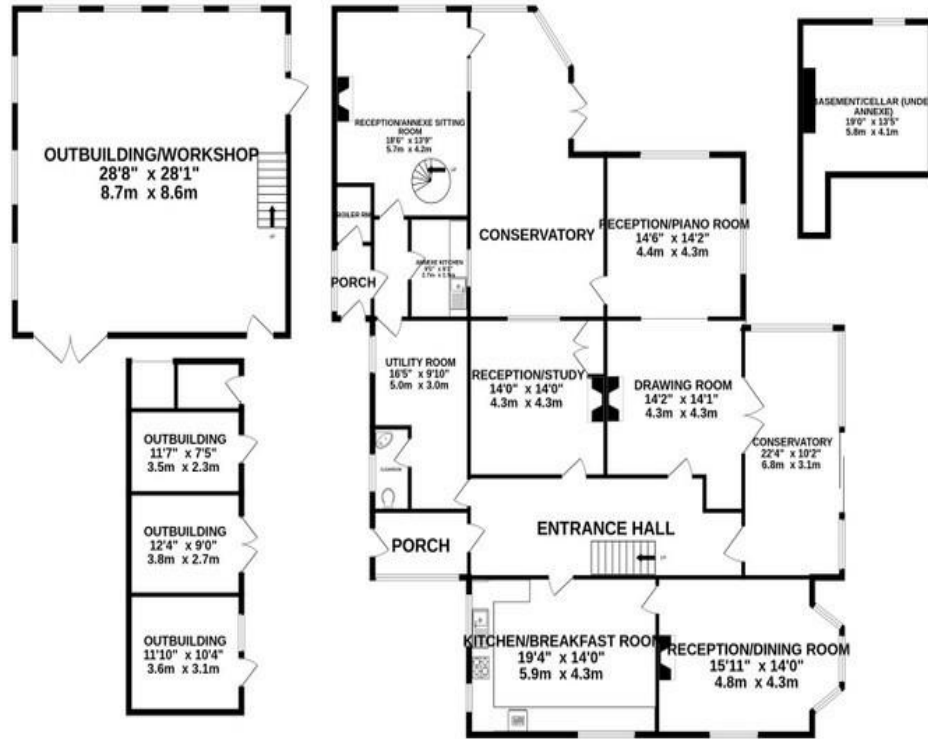




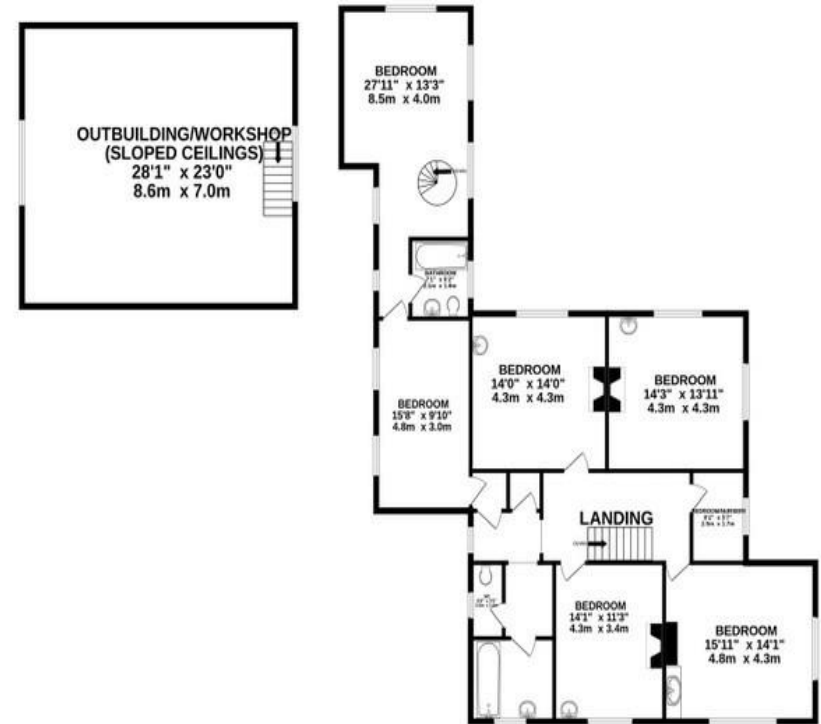
Annexe Sitting Room

Annexe Bedroom

GROUND FLOOR
3868 sq.ft. (359.3 sq.m.) approx.



1ST FLOOR
2283 sq.ft. (212.1 sq.m.) approx.



TOTAL FLOOR AREA : 6150 sq.ft. (571.4 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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Side Elevation



Original Barn



Side Garden



Vegetable Garden



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