





# Fordingbridge, Hampshire, SP6 1ET

## FREEHOLD PRICE £495,000

A well-presented four double bedroom detached chalet style bungalow compressively extended and refurbished by a renowned local builder to a high specification. The property is located within a quiet cul-de-sac within level walking distance of the town centre. The former market town of Fordingbridge offers a range of shopping, recreation and educational facilities, with the more major towns of Salisbury and Bournemouth being accessed via the A31/A338 and Southampton, Winchester and London being accessed via the A31/M27/M3. Mainline train stations are available from Southampton Salisbury and there are international airports at Southampton and Bournemouth. The beautiful New Forest is within easy reach and the popular south coast beaches are also a short distance.

Decorated in neutral tones throughout the contemporary accommodation comprises of a spacious hallway with a feature curved wall with a staircase rising to a galleried landing and additional external doorway and double glazed doors opening into the triple aspect kitchen/dining/family room. The kitchen area overlooks the side aspect and has an extensive range of Anthracite grey gloss base units with complementing light grey wall cupboards with underneath lighting, marble effect worktops, metro tiled splashbacks, a stainless steel sink with mixer tap, five ring ceramic hob with extractor over, built in eye level oven and grill, integrated dishwasher, space for a fridge freezer and tiled flooring. The dining/family area enjoys a good degree of natural lighting with bi-fold doors opening onto the garden. A separate utility room offers further storage cupboards with marble effect worktops and sink unit.

Also on the ground floor there is a study and two double bedrooms which both overlook the front and are serviced by a modern partially tiled shower room which has a walk in shower with rainfall shower head and separate hand held attachment, pedestal wash hand basin and low level WC.

The first floor landing has a Velux roof light and provides access to two further double bedrooms both of which have gable end windows. They are serviced by the fashionable partially tiled bathroom which also has a Velux roof light and a panelled bath with shower attachment over, vanity unit with inset Duravit wash hand basin and WC.

The property is well positioned within its plot with wrap around gardens, ample parking and a patio area.

*Viewing is highly recommended to appreciate the presentation and location of this most delightful property.*

**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE RATING: tbc**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



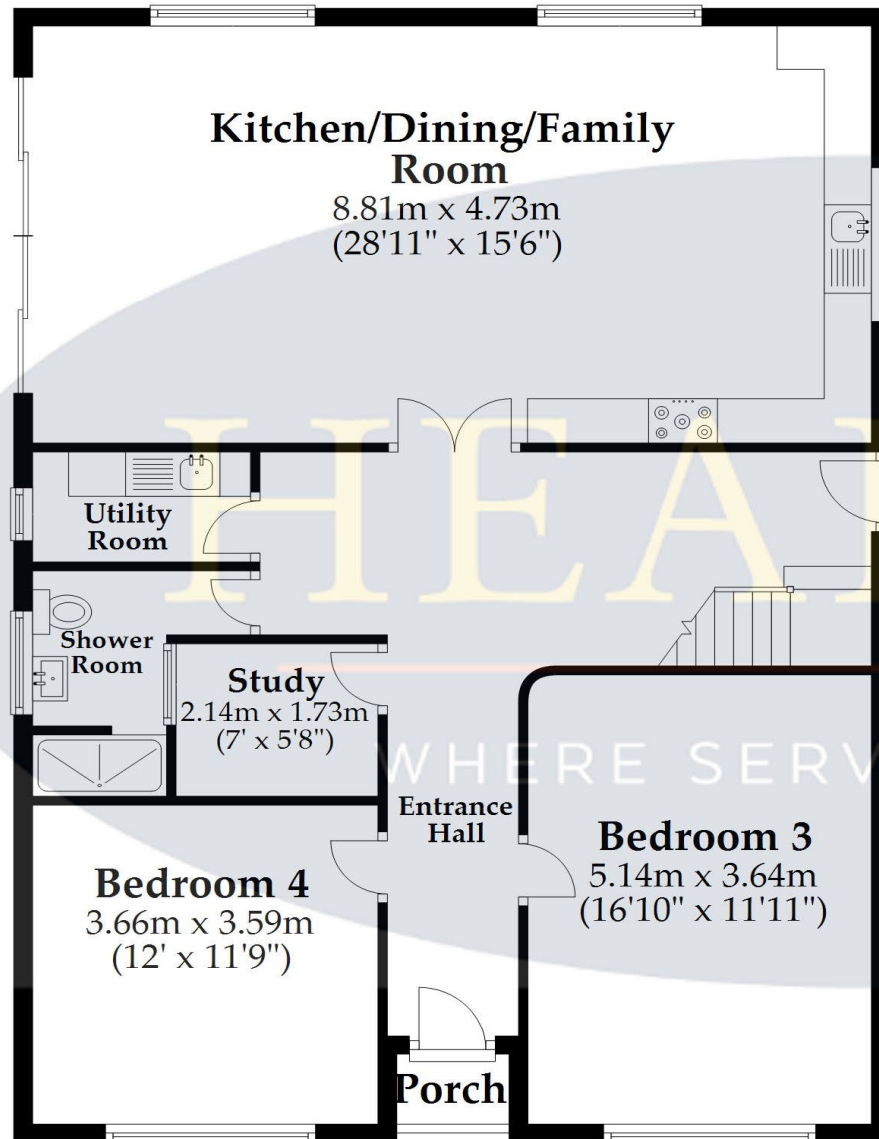






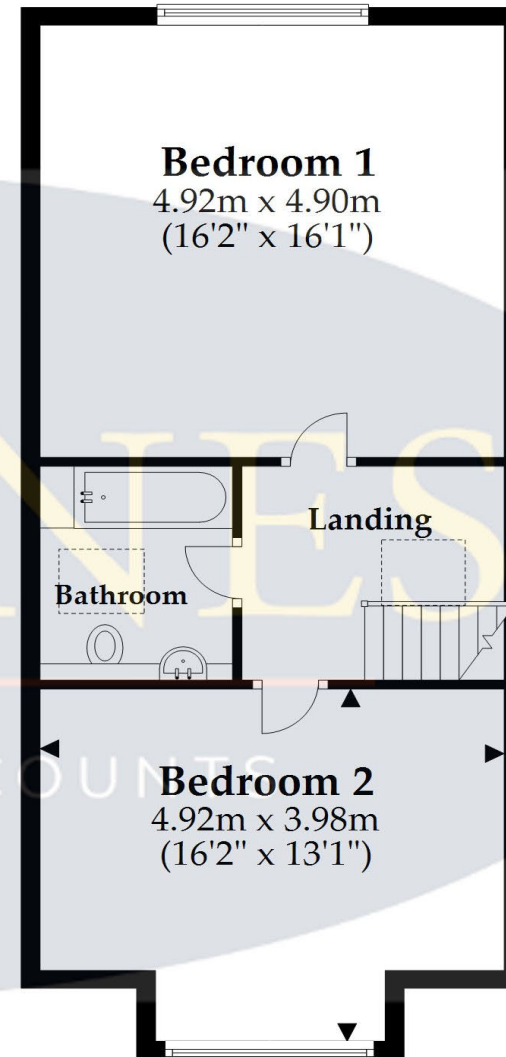
## Ground Floor

Approx. 108.4 sq. metres (1167.2 sq. feet)



## First Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



Total area: approx. 163.0 sq. metres (1754.7 sq. feet)

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











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