



HEARNES

WHERE SERVICE COUNTS

Fordingbridge, Hampshire, SP6 1DJ

FREEHOLD

This lovely family home is situated within a quiet cul de sac setting close to Fordingbridge and all that it has to offer. There is a fantastic range of shops and restaurants, local riverside walks and a great infant school which feeds into Burgate Senior School and Sixth Form. The private sector is also well catered for in Forres Sandle Manor, a superb school for children aged 3 – 13 years.

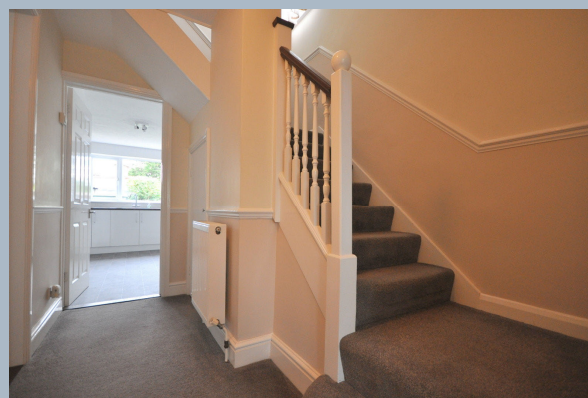
Upon entering the property the entrance hallway provides access to all the ground floor rooms. A generous front to back sitting/dining room has ample space to formally dine and a dual aspect overlooking the front and rear with doorway into the garden. The kitchen is again at the rear of the property with a lovely view across the garden and a good range of units, worktops and a partially glaze door providing access to the rear garden. The family room/study is accessed from the kitchen and also has a doorway opening to the outside and could also be a used as utility area if desired. A cloakroom completes the ground floor accommodation.

The first floor has three bedrooms, two being doubles. The master having an en-suite shower room and the remaining serviced by the nearby family bathroom.

Outside to the rear is a private garden with mature shrub borders, garden shed/workshop and gated access to the side. The front has ample parking with lawn and driveway leading to a covered storage area and access into the utility/play room.

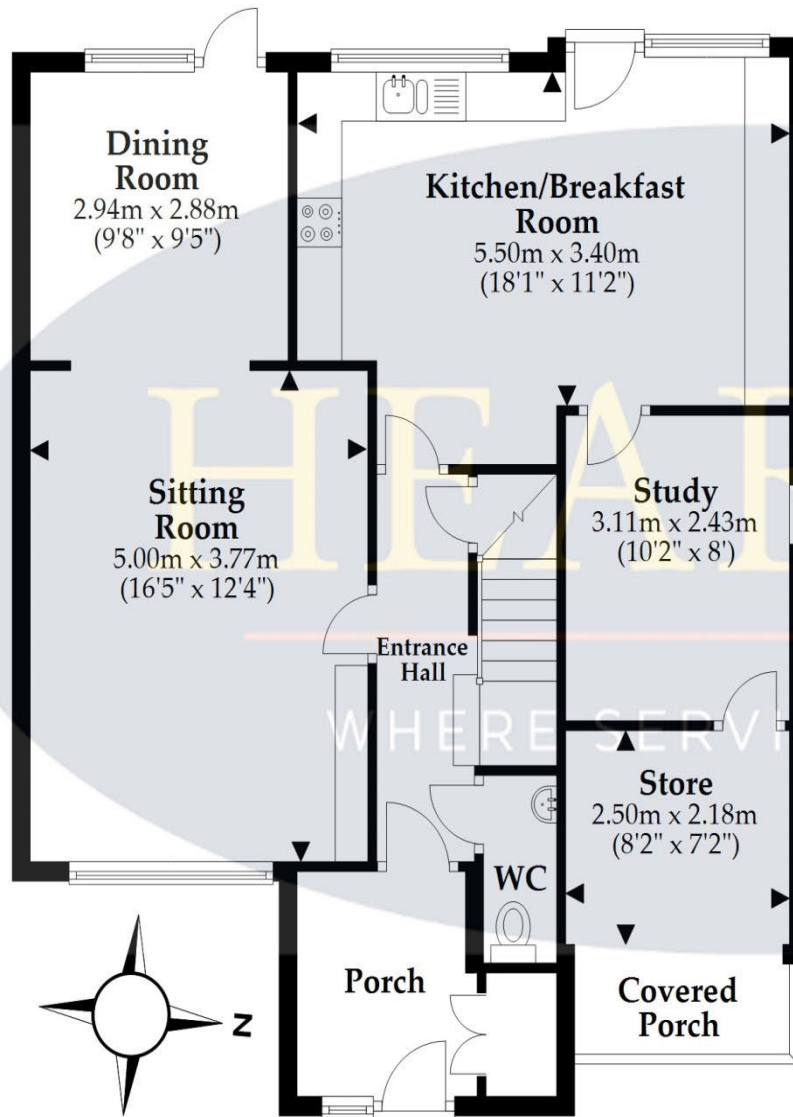
COUNCIL TAX BAND: D
ENERGY PERFORMANCE RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.



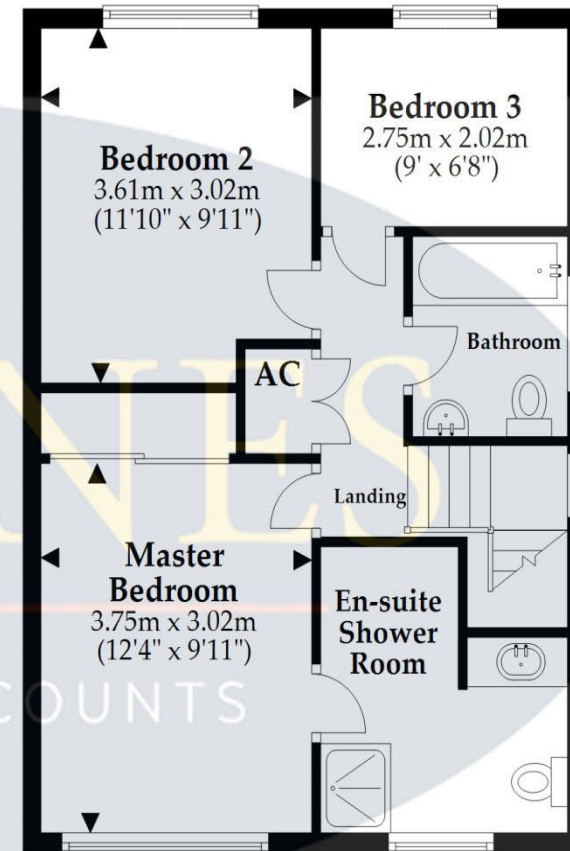
Ground Floor

Approx. 77.4 sq. metres (833.5 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



Total area: approx. 125.9 sq. metres (1355.5 sq. feet)

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



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

