



HEARNES

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Alderholt, Fordingbridge, Hampshire, SP6 3AJ

FREEHOLD

An impressive four bedroom detached executive style residence set within an elite private development of only three properties and located in a sought after area within the confines of the village of Alderholt. Alderholt is located on the edge of Fordingbridge with a primary school, local shop including a Post office, popular public house, part-time Doctor's surgery, church, village hall, sports club and recreation ground. The nearby towns of Fordingbridge and Ringwood provide a greater range of shops, health and recreational facilities. The local road network provides ready access to the regional centres of Salisbury, Bournemouth and Southampton, where there are mainline rail links and airports at the latter two.

The property is centrally heated and has UPVC windows and doors throughout. The very generous accommodation of approximately 2100 sq. feet is presented to a high standard comprising of a spacious entrance hall with a wide turning staircase rising to the first floor, under stairs storage cupboards and a cloak room to the side. A fabulous newly fitted kitchen/breakfast room has a lovely outlook over the rear garden and has an extensive range of light grey base and white wall units, full height cupboards, oak work surfaces, one and half ceramic basin sink unit, Bosch gas hob with extractor over, integrated double oven and microwave, dishwasher and fridge freezer, tiled splash backs and laminate oak flooring. A separate utility provides further storage cupboards, newly installed gas combi boiler, water softener, space and plumbing for laundry appliances and a door through to the double garage. The dining room is accessed from the kitchen and has a wonderful outlook over the rear garden. A dual aspect sitting room is a real feature of the property with an open brickwork inglenook fire place with Bessemer beam and shelf over, log burner and French doors opening onto the patio and rear gardens. A generous study/additional reception room overlooks overlooking the front. The garden room is accessed from the garage and has tiled flooring and a single door opening onto the rear gardens. The heated garage has a boarded loft over accessed by a loft ladder and providing a huge storage area.

The generous first floor landing provides access to a further boarded loft (which could offer an opportunity for further bedrooms and bathrooms subject to the necessary building regulations) and to the four bedrooms three of which are good size doubles with built in wardrobes. The considerable master bedroom enjoys views over the rear and benefits from a half tiled ensuite with large quadrant shower cubicle, WC and pedestal wash hand basin. The remaining bedrooms are serviced by the half tiled family bathroom which has a freestanding roll top claw and ball bath, separate shower cubicle, wash hand basin and low level WC.

The property is approached via a lane onto block paving providing off road parking and access to the integrated double garage with electric up and over doors, power, lighting and personal door to the garden room. To both sides of the house there is gated access to the rear. The front garden is laid to shingle providing additional parking and for ease of maintenance with evergreen borders. The rear gardens are an absolute delight offering a high degree of privacy and seclusion, being mainly laid to lawn with a patio area adjoining the property and tiered to the rear with an array of flowers, shrubs and trees. There are three garden sheds to the side, log store and a small greenhouse.

Viewing is highly recommended to appreciate the generous accommodation set within a beautifully private setting.

COUNCIL TAX BAND: F

ENERGY PERFORMANCE RATING: C

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.

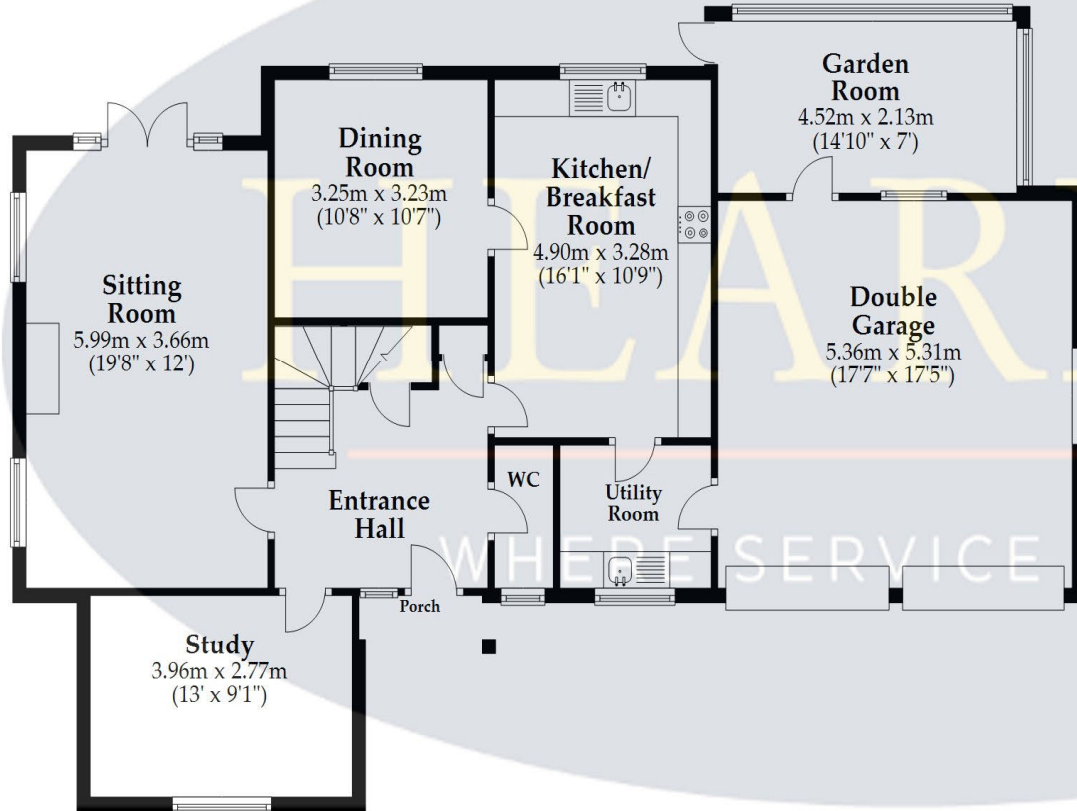




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

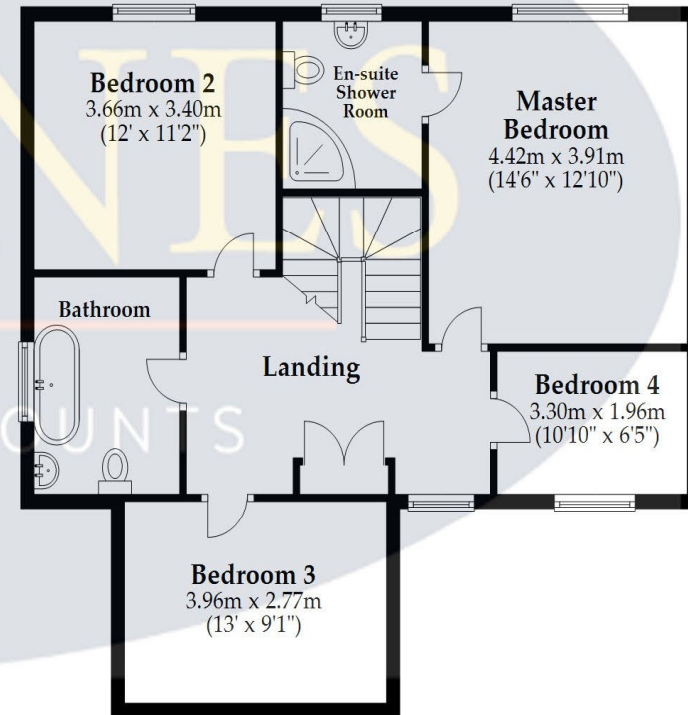
Ground Floor

Approx. 119.1 sq. metres (1281.6 sq. feet)



First Floor

Approx. 76.1 sq. metres (818.8 sq. feet)



Total area: approx. 195.1 sq. metres (2100.3 sq. feet)

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



Directions: Leave Ringwood and join the A31 in the direction of Wimborne/Bournemouth. After joining stay in nearside lane and after half a mile take the B3081 signpost to Verwood. Passing under the A31 stay on this road for 1 mile and then fork right sign post to Alderholt. Driving through the forest after 4.8 miles turn left onto Birchwood Drive in the village of Alderholt. After 400 meters turn left into Park Lane, (a stoney lane) and the house will be found 100 metres at the top of the lane.





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