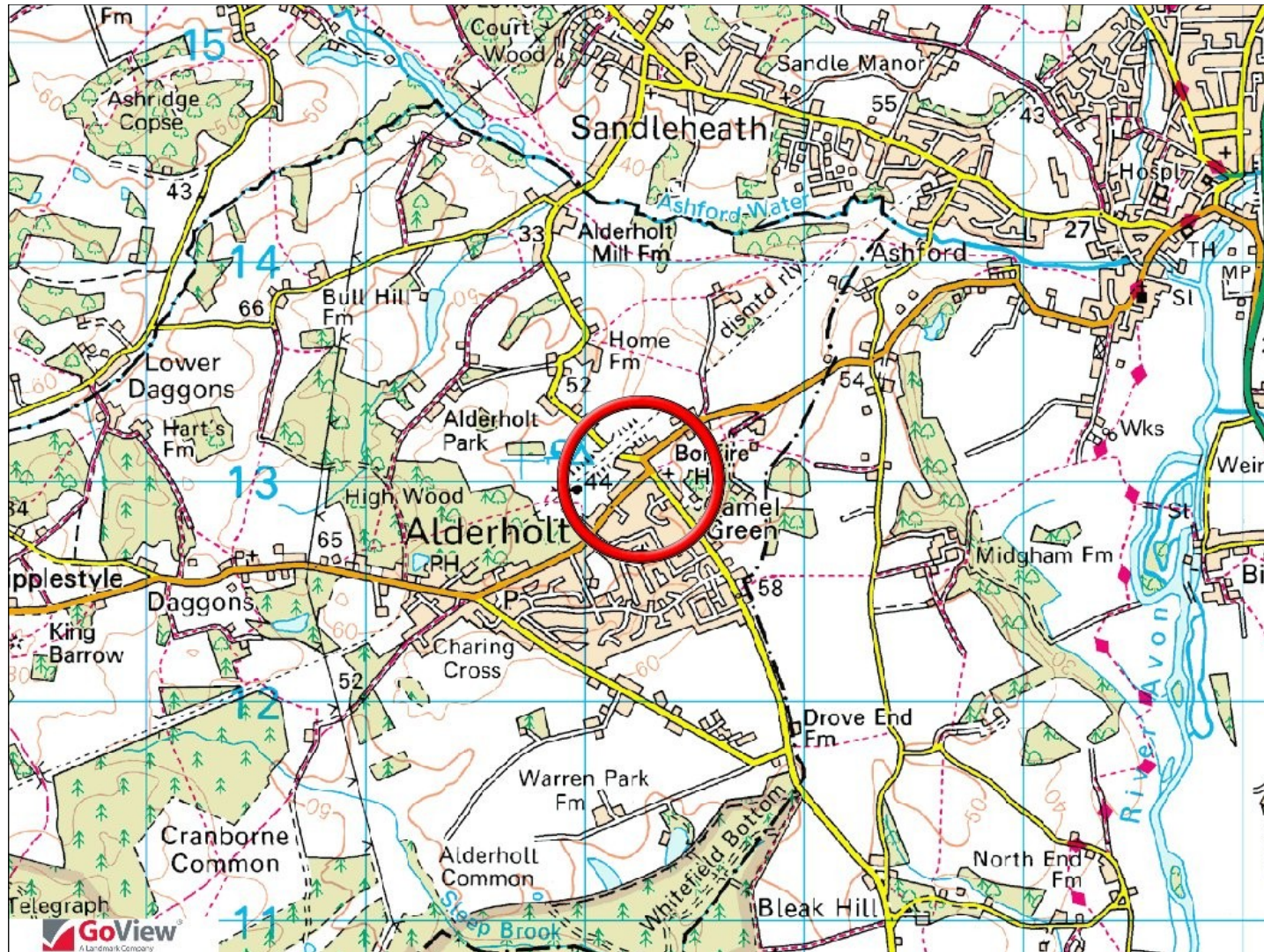


161 Station Road, Alderholt, Fordingbridge SP6 3AZ



A tastefully presented semi-detached cottage with well-proportioned accommodation in a convenient yet semi-rural location.

Enclosed porch, hall with study area, sitting room, kitchen/dining room, utility room, cloakroom/WC, 3 double bedrooms and bathroom/WC. Garage. Generous parking. Upvc double glazing. Gas fired central heating. EPC band D

Price guide £495,000 Freehold

Viewing: Strictly by prior appointment with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax band E Amount payable 2024/25: £3004.02

Services: Mains water, electricity, gas and drainage.

Location: The property is situated on the east side of the popular east Dorset village of Alderholt.

To locate: From Fordingbridge, proceed to Alderholt and upon entering the village, bear right into Station Road and the property will be found immediately on the right hand side.

Local amenities include St James First School, a public house, parish church and a well stocked Co-op store & post office. Middle and upper schooling is available at Cranborne (5 miles) and Wimborne (10 miles) for which there is schools transport provided. Nearby Fordingbridge provides further shopping facilities with a variety of independent shops and eateries, a building society, public library, medical centre and churches of various denominations. The village is also very convenient for a number of important centres with Salisbury 11 miles or so where there is main line rail station for services to London (Waterloo). From Fordingbridge there is a frequent bus service between Salisbury & Ringwood (6 miles) & Bournemouth (18 miles), whilst the M27, junction 1, can be reached at Cadnam (10 miles) via Fordingbridge & the B3078 crossing the New Forest.

The attractive cottage has rendered and colour washed elevations under a tiled roof, with a flat roof extension to the rear. The cottage has been updated during the current ownership and provides well-portioned living accommodation and a generous garden with views over adjoining farmland.

Composite door to enclosed hall: Tiled floor and door to:

Reception hall with study area: Laminated flooring. Radiator. Cloak cupboard and shelving. Stairs to first floor.

Sitting room: A well proportioned room with open fire (current wood burning stove not in use). Built-in alcove cupboard and shelving.

Kitchen/dining room: Hand built shaker style kitchen with a range of base cupboards, drawers and wall units and timber work surfaces. Belfast sink. Space for range cooker with extractor over. Integrated dishwasher. **Dining area:** Radiator. French doors to patio and garden.

Utility room: Base cupboard and space/plumbing for washing machine with timber work surface. Space for American style fridge/freezer. Airing cupboard with lagged hot water cylinder. Wall mounted gas fired boiler. Door to garden.

Cloakroom/WC: Washbasin. WC.

Stairs from hall to first floor landing:

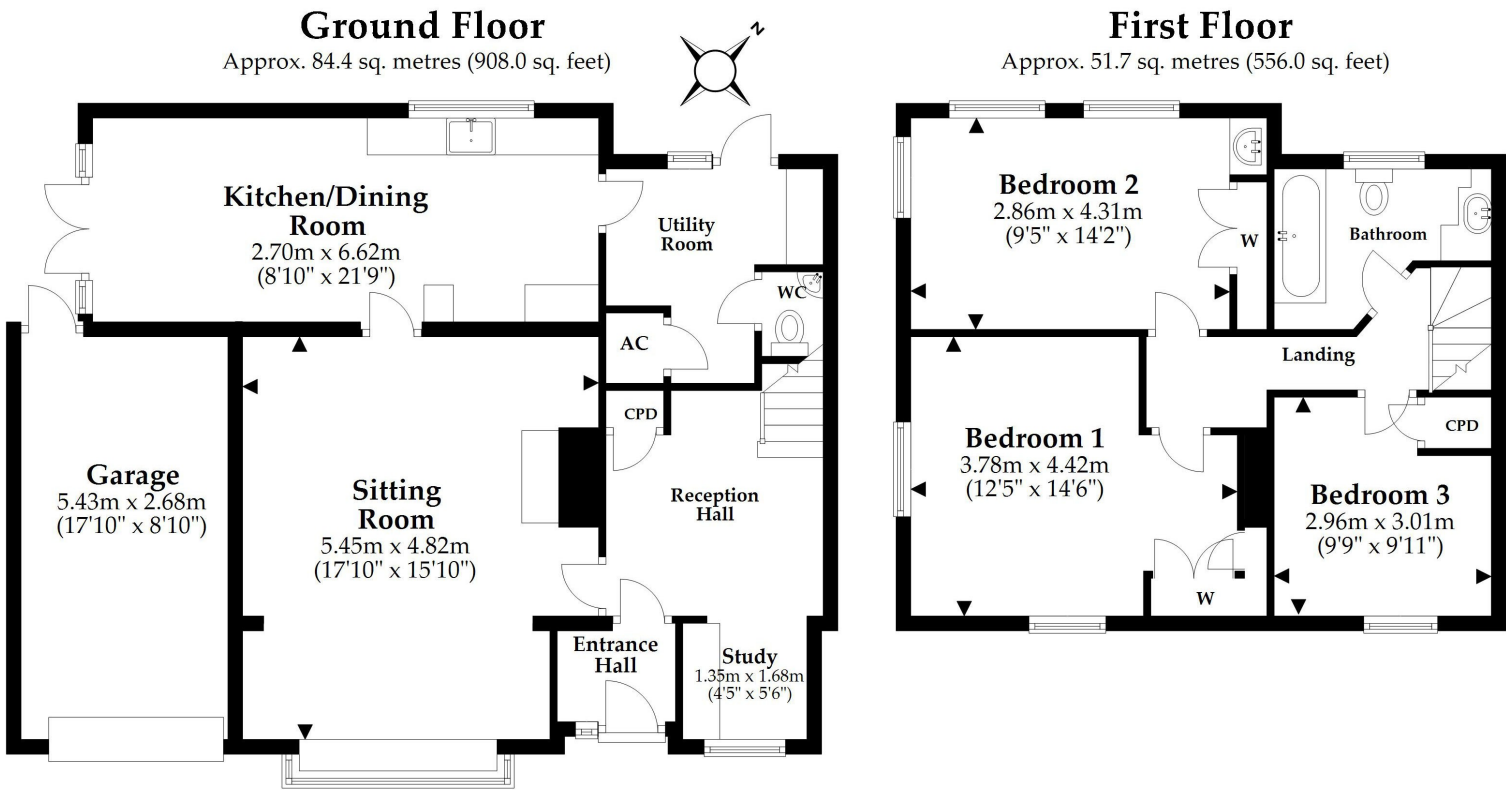
Bedroom 1: Double aspect room with built-in wardrobes and drawers. Radiator. Loft access.

Bedroom 2: Double aspect with built-in wardrobe and vanity washbasin. Radiator.

Bedroom 3: Built-in wardrobe. Radiator.

Bathroom: Double ended bath with mains shower over. Vanity washbasin with storage. WC. Heated towel rail.

Outside: The property is approached from Station Road over a gravel drive providing generous parking, a log store and access to the garage/store. The rear garden is laid to lawn with established hedging and provides views over adjoining farmland. A large patio area is accessed from the dining area and utility, a perfect area for alfresco dining.



Total area: approx. 136.0 sq. metres (1463.9 sq. feet)
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

