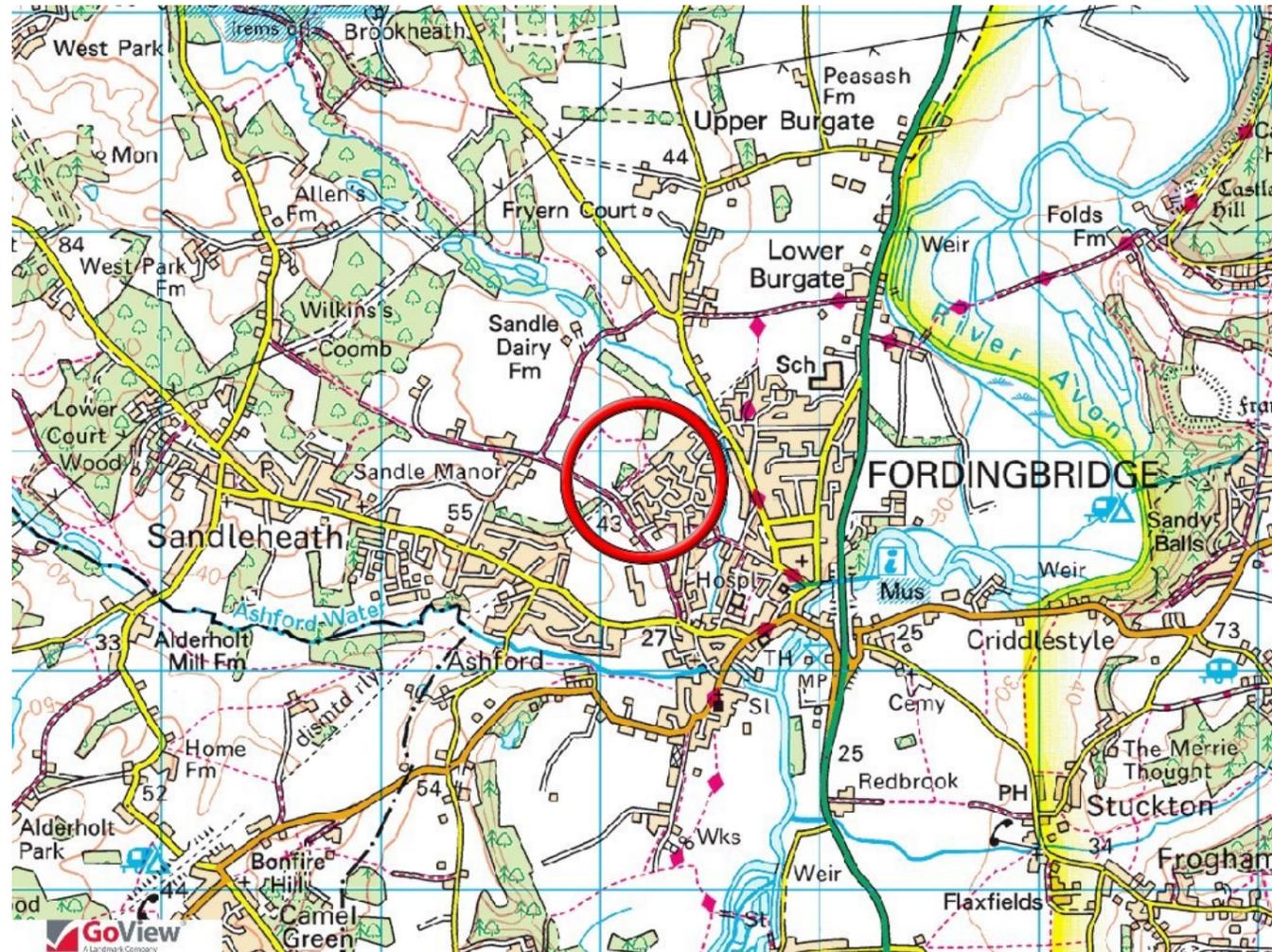


## 7 Pealsham Gardens, Fordingbridge, Hampshire SP6 1RD



**Well located in a popular and convenient cul-de-sac close to local amenities, schools and open countryside.**

A well-presented extended detached and spacious family home with hall, cloakroom/WC, sitting/dining room, fitted kitchen, conservatory, 4 bedrooms, en-suite shower room/WC and family bathroom/WC. Private garden. Upvc double glazing. Gas fired central heating. Parking. Garage (currently partitioned). EV charging point. EPC band D.

**Price: £475,000 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](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://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 banding: E Rate payable : 2026/27: £2993.45

**Services:** Mains water, electricity, gas & drainage.

**Location:** The property is in a quiet and convenient position, with easy access for country walks and within walking distance of the town centre, local schools and main bus route.

**To locate:** From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Opposite the Fire station turn right into Normandy Way and continue to the next T-junction. Turn left into Allenwater Drive and then right into Pealsham Gardens.

Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, post office, public library and churches of various denominations. The Burgate Secondary School & Sixth Form and Infant and Junior Schools are situated towards the northern outskirts of the town. The medical centre is located near the Avonway Community Centre adjacent to the central car park. The town, which lies conveniently to the west of the New Forest Park boundary, is within easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth and the south coast approximately 17 miles to the south, and Southampton about 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, some 9 miles via the B3078. There is a frequent X3 bus service between Salisbury & Bournemouth stopping at Fordingbridge & Ringwood.

Built in the 1980s, the property is of traditional cavity wall construction with brick elevations and partial timber cladding under a tiled roof. The property has been extended to create a spacious family home with light, airy and well-presented accommodation in a quiet cul-de-sac.

**Upvc door and sidelights to:**

**Hall:** Under stairs cupboard. Radiator.

**Cloakroom:** Vanity washbasin. WC. Heated towel rail.

**Kitchen/breakfast room:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Space for oven with extractor over. Open to:

**Conservatory:** Radiator. French doors to patio and single door leading to rear of garage.

**Sitting/dining room:** Stone fireplace with fitted gas fire (not in use). 2 radiators. French doors to patio and garden.

**Stairs from hall to first floor landing:** Airing cupboard with lagged hot water cylinder. Loft access (boiler in loft).

**Bedroom 1:** Laminate flooring. Radiator.

**En-suite:** Shower enclosure with electric shower fitted. Vanity washbasin. WC. Heated towel rail.

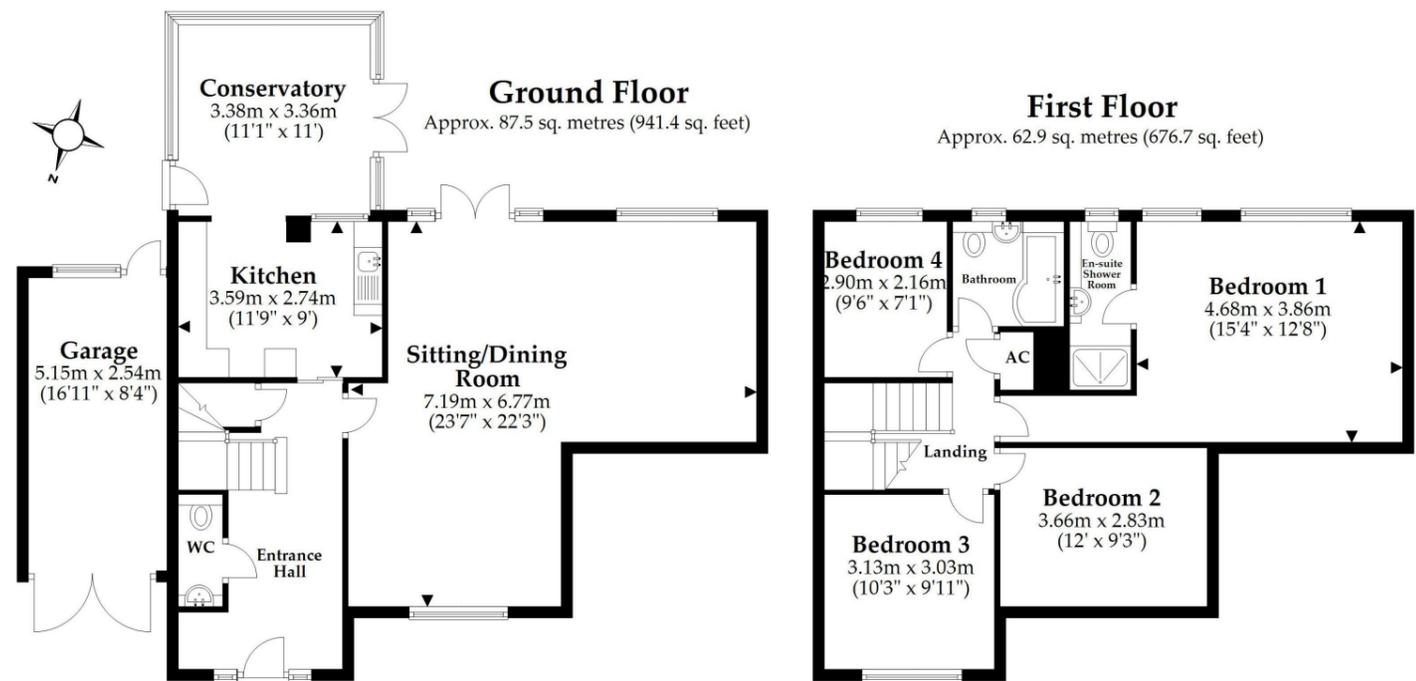
**Bedroom 2:** Radiator.

**Bedroom 3:** Radiator.

**Bedroom 4:** Laminate flooring. Radiator.

**Family bathroom:** 'P' bath with electric shower. Vanity washbasin. WC. Heated towel rail.

**Outside:** The property is tucked away within a quiet cul-de-sac and has parking for 3 vehicles to the front of the property. The drive leads to a garage that is currently divided into a store and gym with a partition wall. A raised planter and shed to the front, with access to the rear garden which offers a good degree of privacy and is laid mainly to lawn with established hedge and fence boundaries. Raised vegetable beds, a wildlife pond and patio access from the sitting room and conservatory.



Total area: approx. 150.3 sq. metres (1618.0 sq. feet)

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

