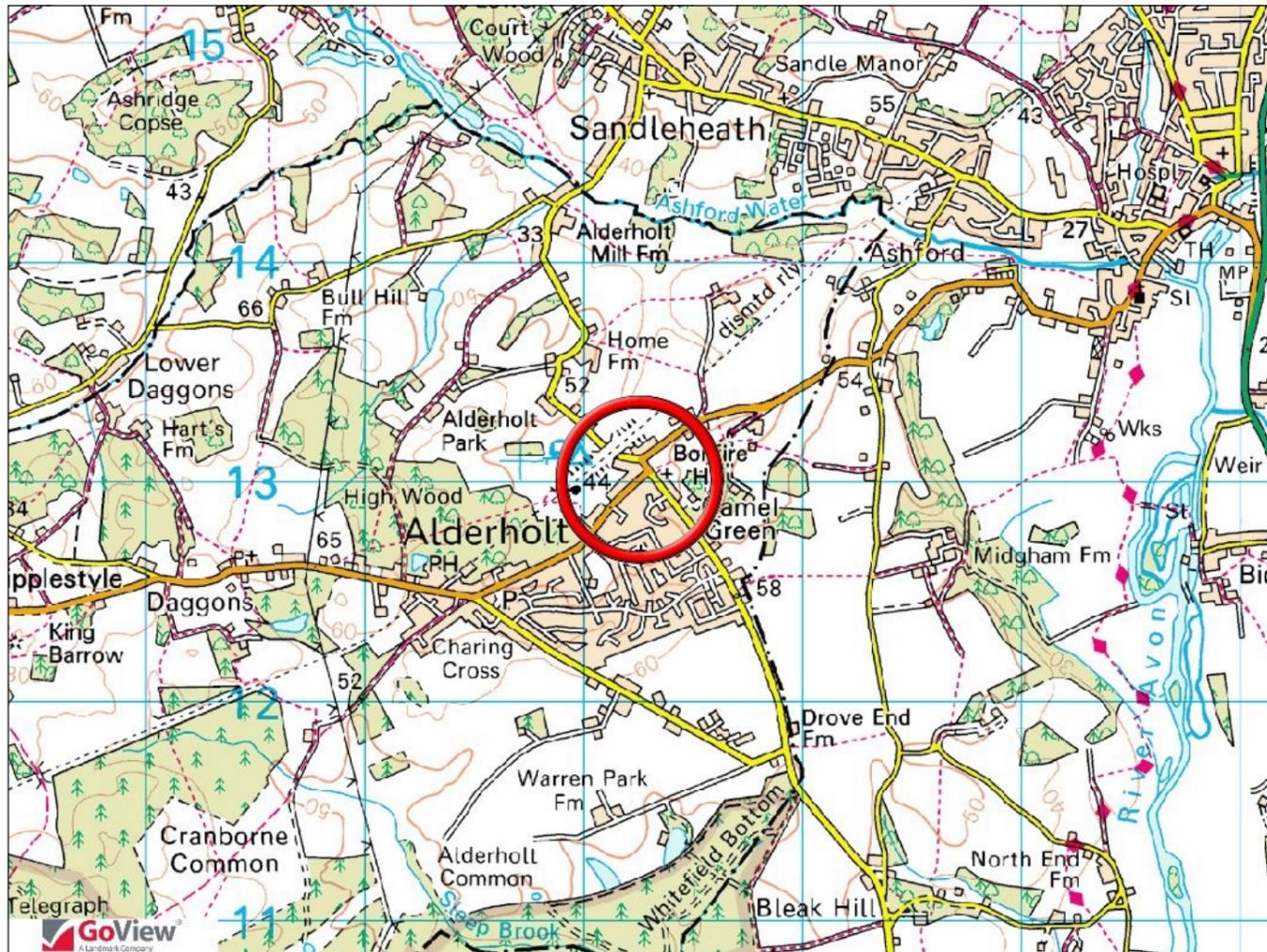


137 Station Road, Alderholt, Fordingbridge, SP6 3AZ



A detached bungalow in popular East Dorset village with scope to update.

Hall, sitting room with dining area, kitchen, conservatory, 2 double bedrooms, bathroom/WC and en-suite shower room/WC. Garage. Parking. Upvc double glazing. Gas fired central heating. EPC band D. Cash buyers only. No forward chain.

Price guide £375,000 Freehold

Viewing: Strictly by prior appointment with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH  
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**Outgoings:** Council tax band D Amount payable 2023/24: £2437.10

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

**Location:** The property is situated centrally within the popular 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 on the right hand side, opposite Down Lodge Close.

Local amenities include St James First School, a public house, parish church and a 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.

**Please note:** The property is subject to an existing Option Agreement, meaning anyone who buys the property will be bound by the Option Agreement and will have to sell the property to Highwood Ventures 4 Limited for £522,000 if the company exercises the Option which they can do at anytime up until 5.00pm on 3<sup>rd</sup> December 2025. This is to give access to potential development land at the rear of the property.

The bungalow, of traditional construction with brick elevations under a tiled roof, is in need of general updating throughout.

**Upvc door to:** **Outside:** The property is approached over a driveway leading to a detached single garage with workshop area.

**Hall:** Linen cupboard. Radiator. Loft access. **Sitting room:** Stone fireplace with fitted gas fire. Radiator. There are small garden areas to the side and rear of the property.

**Dining room:** Radiator. Door to:

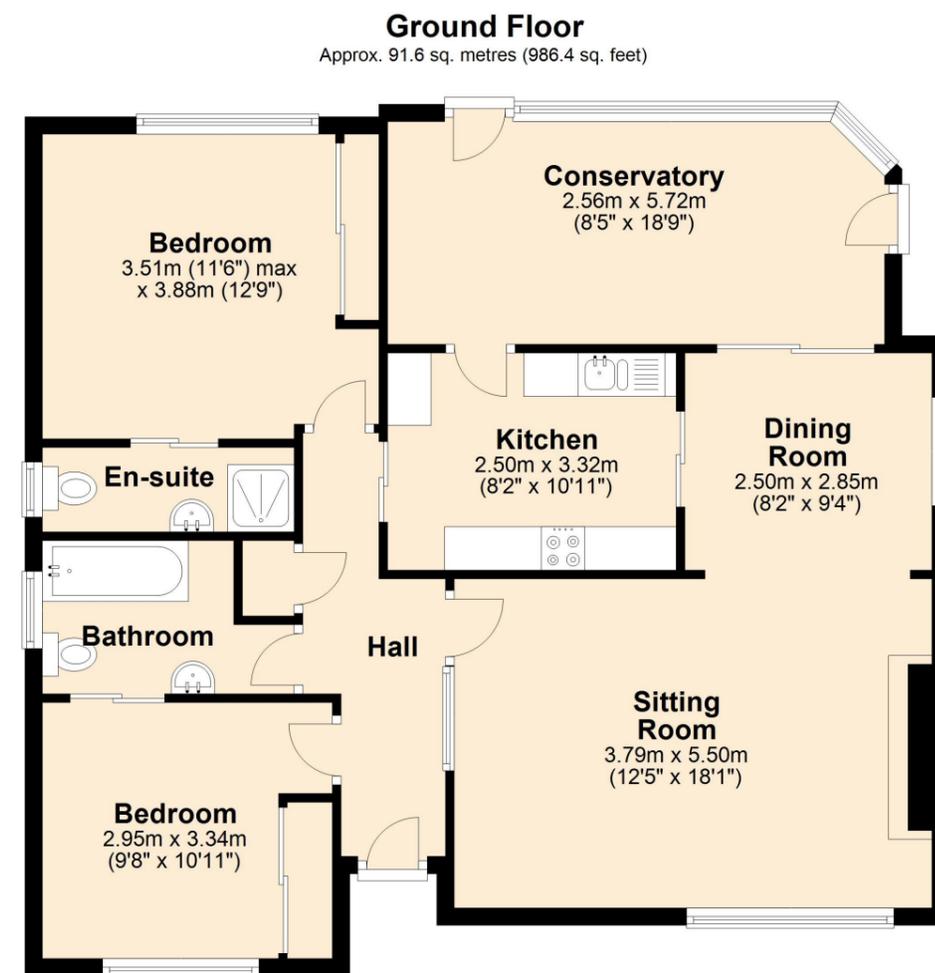
**Conservatory:** Radiator. Gas fired combination boiler. 2 doors to garden.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units. Washing machine. Space for fridge freezer. Polycarbonate sink and drainer. Electric oven. Gas hob with extractor over. Radiator.

**Bedroom 1:** Built-in wardrobes. Radiator. En-suite shower room with shower enclosure, pedestal washbasin and WC.

**Bedroom 2:** Built-in wardrobes. Radiator. Door to:

**Bathroom:** Accessed from hall and bedroom 2. Panelled bath. Pedestal washbasin. WC. Radiator.



Total area: approx. 91.6 sq. metres (986.4 sq. feet)