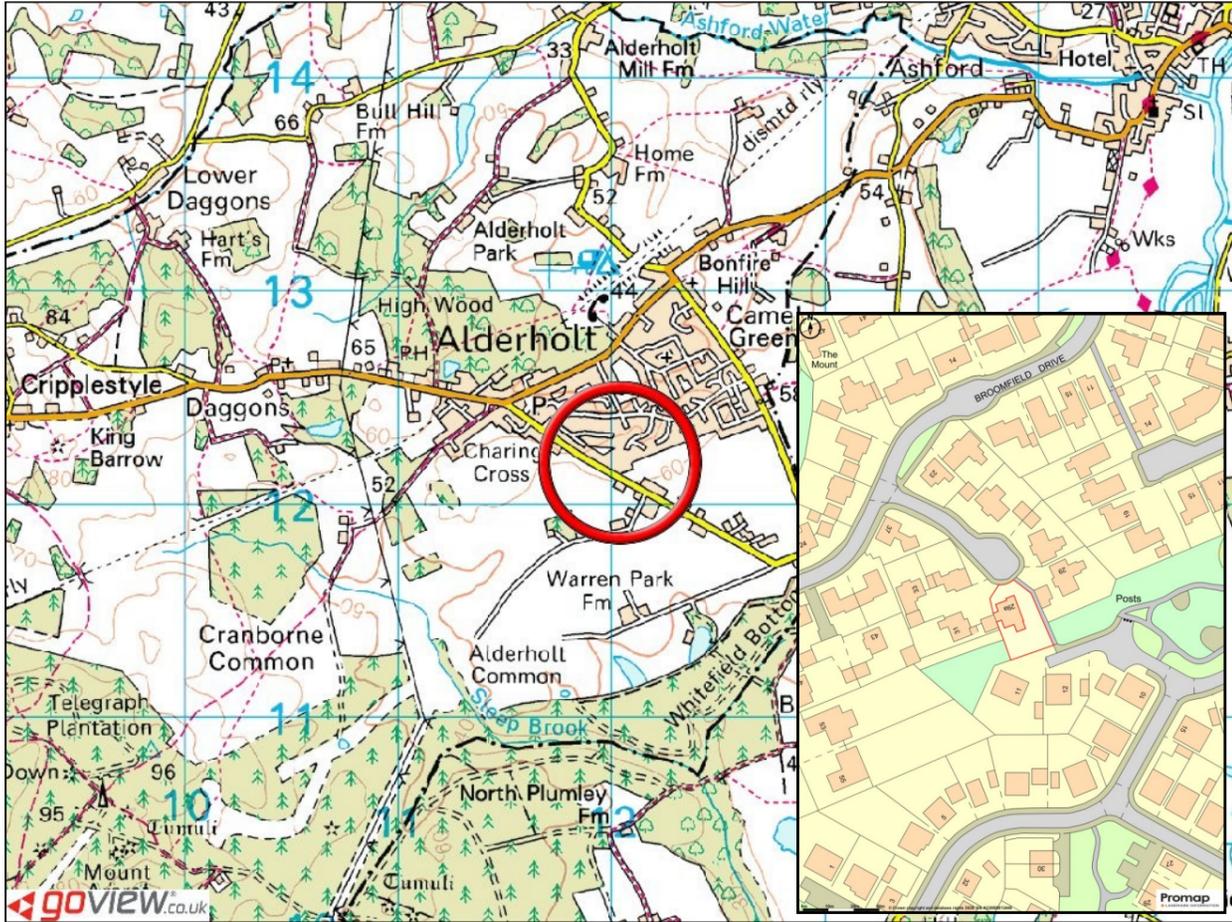


29a Broomfield Drive, Alderholt, Fordingbridge SP6 3HY



A beautifully presented, light and airy, detached house with well-arranged accommodation in a quiet and popular cul-de-sac.

Hall, cloakroom/WC, kitchen, utility room, sitting room, dining room, 4 bedrooms, 2 en-suite shower rooms and family bathroom. Attractive garden. Generous parking. Gas fired central heating. Upvc double glazing. Space and planning permission for single garage. EPC band C.

Guide Price: £499,950 Freehold

Viewing: Strictly by prior appointment through 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 2025/26: £3154.37

Services: Mains water, electricity, gas and drainage.

Location: The property is situated in an established residential area close to the centre of the East Dorset village of Alderholt, which lies approximately three miles to the southwest of Fordingbridge.

To locate: From Fordingbridge proceed to Alderholt via the B3078 and upon entering the village turn left into Hillbury Road (on S bend) continue past the allotments on your left and take the next turn right into Birchwood Drive and Broomfield Drive is the fifth turn on your left.

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.

The property, a modern detached family home of traditional cavity wall construction under a tiled roof, has been updated and improved within the last 5 years by the current owners with a new kitchen, boiler and, within the last 6 months, new windows and doors. Finished to a high standard and now offering superb and well-balanced accommodation complemented by an enclosed south facing rear garden that is ideal for alfresco dining or entertaining.

Composite door leads to a spacious hall: Radiator. Under stairs cupboard. Stairs to first floor.

Kitchen: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces. Quartz sink. Double electric ovens. Induction hob with extractor. Integrated fridge, freezer and dishwasher.

Dining room: Radiator.

Utility room: Space and plumbing for washing machine and tumble dryer. Cupboard housing gas fired boiler and shelved storage cupboard. Door to outside.

Sitting/dining room: French doors to patio and conservatory. 2 radiators.

Conservatory: Upvc construction with a tiled floor and French doors to the patio.

Stairs from hall to first floor landing: Linen cupboard with lagged hot water cylinder. Access to loft.

Bedroom 1: Fitted with a range of mirror fronted wardrobes. Radiator.

En-suite shower room: Walk-in shower with mains rain shower fitted. Vanity washbasin. WC. Heated towel rail.

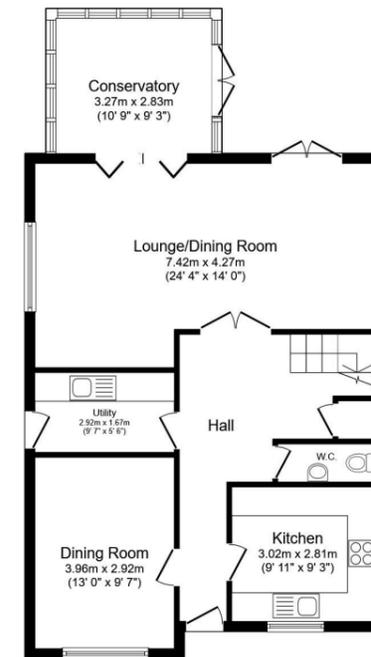
Bedroom 2: Radiator.

En-suite shower room: Shower enclosure with electric shower fitted. Wash basin. WC.

Bedroom 3: Built-in wardrobes. Radiator.

Bedroom 4: Currently used as a study. Radiator.

Outside: The property is approached over a gravel drive providing parking for 2/3 vehicles. Pedestrian gate leads to a further gravel area where there is space for a single detached garage (planning permission granted). The rear garden is enclosed by close board fencing and laid mainly to lawn with raised vegetable beds, attractively planted borders and a patio accessed from the conservatory and sitting room. A garden shed is located on the west side of the property.



Ground Floor
Floor area 79.9 sq.m. (860 sq.ft.)



First Floor
Floor area 72.4 sq.m. (779 sq.ft.)

Total floor area: 152.3 sq.m. (1,639 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io