



Kerreri Croft

Fir Tree Hill, Alderholt, Fordingbridge, SP6 3AY

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NEW FOREST





The Property

A simply fantastic opportunity to acquire a period detached house set within a rare half acre plot in the heart of a popular rural road in Alderholt. Benefiting from superb sweeping lawns and offering parking for several vehicles, as well as scope to extend and improve the existing residence, there is the opportunity to create a wonderful forever family residence here. A large driveway to the right hand side of the property provides access to a path leading to the centrally positioned front door based at the rear of the property.

The front door opens into a inner hallway/lobby and this further leads to :

- A large reception room with views over the garden
- A smaller sitting room/snug that leads onto a timber framed garden room with jewel aspect elevations of the side and rear garden via picture windows
- A kitchen breakfast area with space for variety of appliances and tiled flooring throughout
- A recessed utility/pantry area with extended storage cupboards from the kitchen and side access onto the garden
- Upstairs there are three well proportioned double bedrooms and a family bathroom to serve these

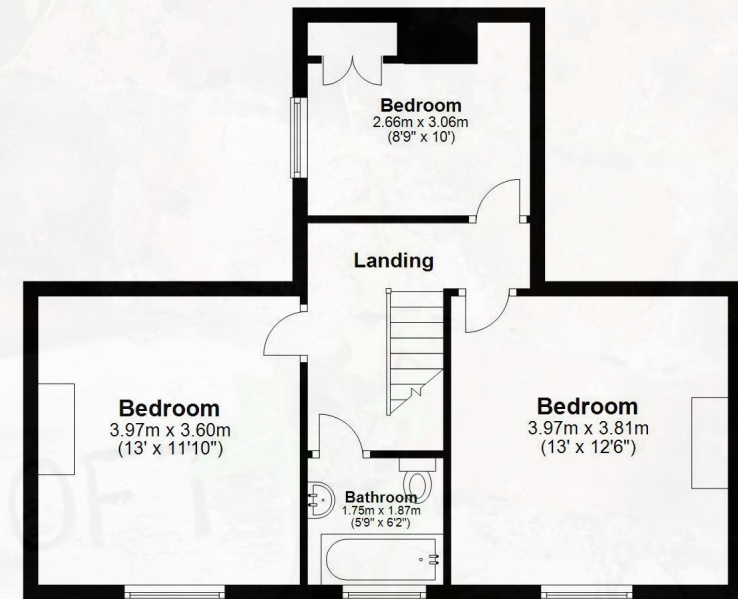


FLOOR PLAN

Ground Floor



First Floor



Total area: approx. 128.7 sq. metres (1385.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.





Services

Energy Performance Rating: F

Council Tax Band: E

Available download speeds of 35 Mbps (Superfast) (Ofcom)

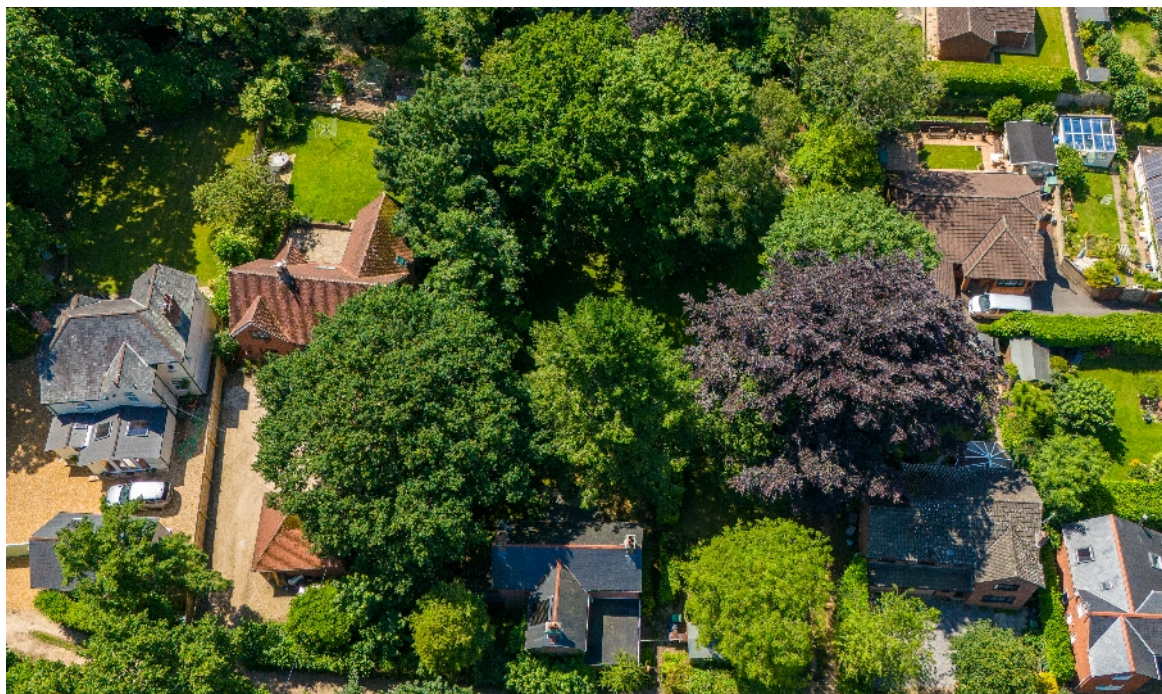
All Mains Connected

Directions

From Ringwood, follows signs towards Verwood and subsequently Somerley. On approaching Alderholt, continue down Hilbury road before turning left into Camel Green Road which proceeds into Fir Tree Hill. The property is then situated on the left hand side after turning right at the top bend.

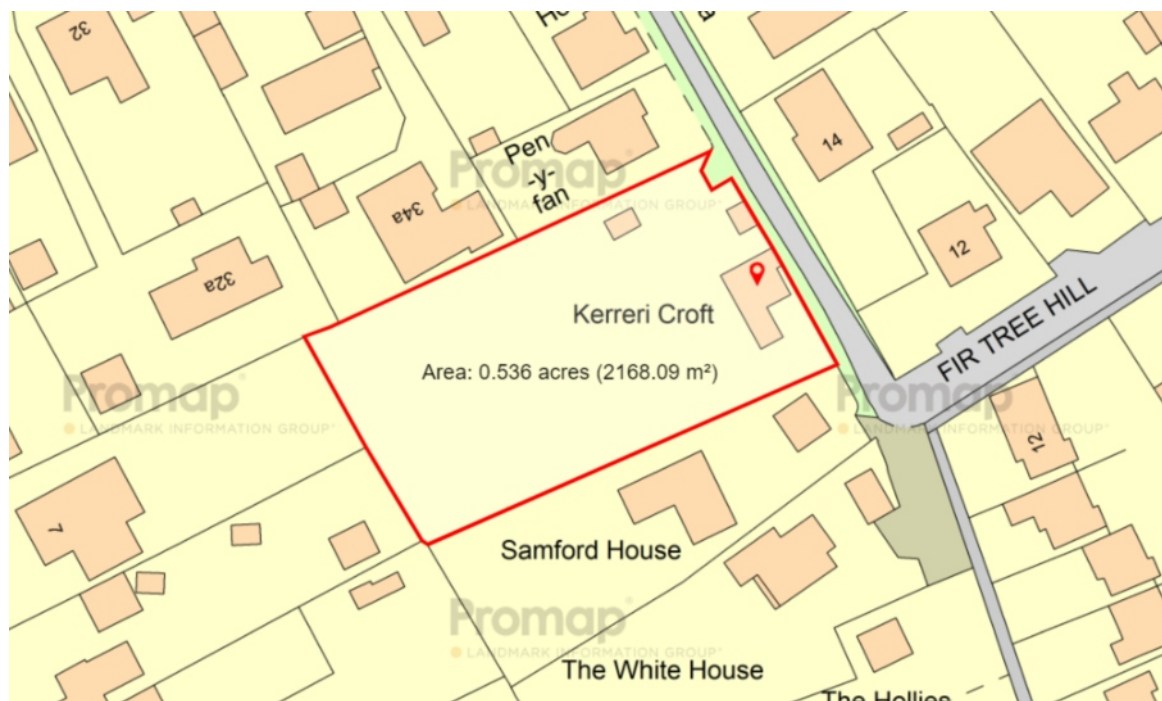
The Situation

Alderholt is a small village situated in a rural retreat near to Fordingbridge, and the New Forest. The easily accessible A338 provides a direct link to the larger market town of Ringwood, (approximately 6 miles south) with a comprehensive range of shops and leisure facilities and two supermarkets, and to the cathedral city of Salisbury (approximately 8 miles north) with mainline railway station direct to Waterloo, London. A good minor road from Alderholt provides an alternative route for direct, easy access onto 'A' roads leading to Bournemouth and Poole. The scenic coastal towns of Christchurch and Bournemouth are also easily accessible, being approximately 16 miles south via the A338, offering beautiful beaches and coastal walks. London is approximately two hours distant by car via the M27 and M3.



Grounds and Gardens

Outside is where the property really comes into its own benefiting from glorious sweeping lawns complimented by mature trees that provide a serene canopy that keep the garden nice and cool. There are a variety of sheds and outbuildings with the main building being adjacent to the main house And the ideal home office.



By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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