



Oaklands Close

*Fordingbridge, SP6 1LP*

S P E N C E R S





## The Property

A beautifully extended and much-improved three-bedroom semi-detached home, quietly positioned in a tucked-away cul-de-sac within easy reach of the town centre, local schools and amenities. This well-maintained home offers generously proportioned and thoughtfully arranged accommodation, ideal for modern family living. The property has undergone a programme of renovation during the current ownership, including the installation of a stylish new kitchen and bathroom, full electrical rewiring, and a number of tasteful interior enhancements.

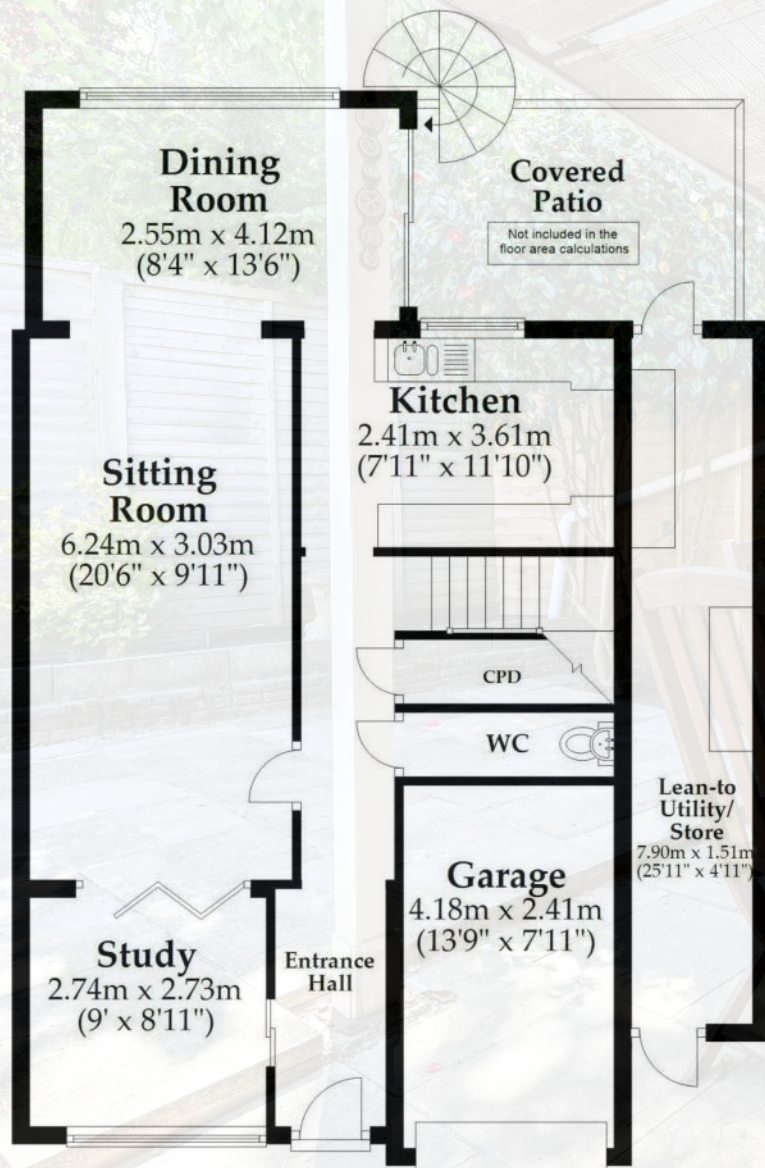
- A welcoming entrance hall with walk-in cloaks cupboard, two radiators, and stairs rising to the first floor.
- The sitting room is bright and inviting, flowing seamlessly into the dining room which benefits from patio doors opening to the rear garden — perfect for summer entertaining.
- The study features an exposed brick wall and bi-fold doors to the sitting room, offering a versatile space ideal for home working or as a cosy snug.
- To the front of the house, the kitchen has been beautifully refitted with a range of base and wall units, solid beech work tops, and space for a Range cooker, fridge and dishwasher. A stainless steel sink and extractor hood complete the look.
- A stylish cloakroom with WC, washbasin and heated towel rail adds convenience on the ground floor.
- On the first floor, the landing offers loft access and a linen cupboard.
- The family bathroom has been finished to a high standard with a double-ended bath, walk-in mains-fed rain shower, vanity unit with basin, WC, and heated towel rail.
- Bedroom One is a generous double with sliding doors opening onto a private balcony with views over the rear garden — a peaceful spot to enjoy a morning coffee.
- Bedroom Two is also a double with a radiator.
- Bedroom Three, currently arranged as a dressing room.





## Ground Floor

Approx. 85.4 sq. metres (918.8 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.8 sq. feet)



Total area: approx. 127.6 sq. metres (1373.6 sq. feet)

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









## Additional Information

- Tenure: Freehold
- Council Tax Band: C
- Mains connection to gas, water, electricity and drainage
- Solar PV Panels (10 Panels on the roof of the property)
- Energy Performance Rating: C Current: 76C Potential: 81B
- Ofcom broadband speed of up to 1000 Mbps (Ultrafast)
- FFTC - Fibre-optic cable to the cabinet, then to the property

## The Situation

The property is situated in the town of Fordingbridge; offering a comprehensive range of shops, cafes and restaurants and a local hospital. The beautiful New Forest is a short distance away, offering thousands of acres of heath and woodlands for a variety of outdoor pursuits. For commuters heading south along the A338, Ringwood is approximately 8 miles away and Bournemouth approximately 16 miles, and heading North on the A338 Salisbury is approximately 12 miles.





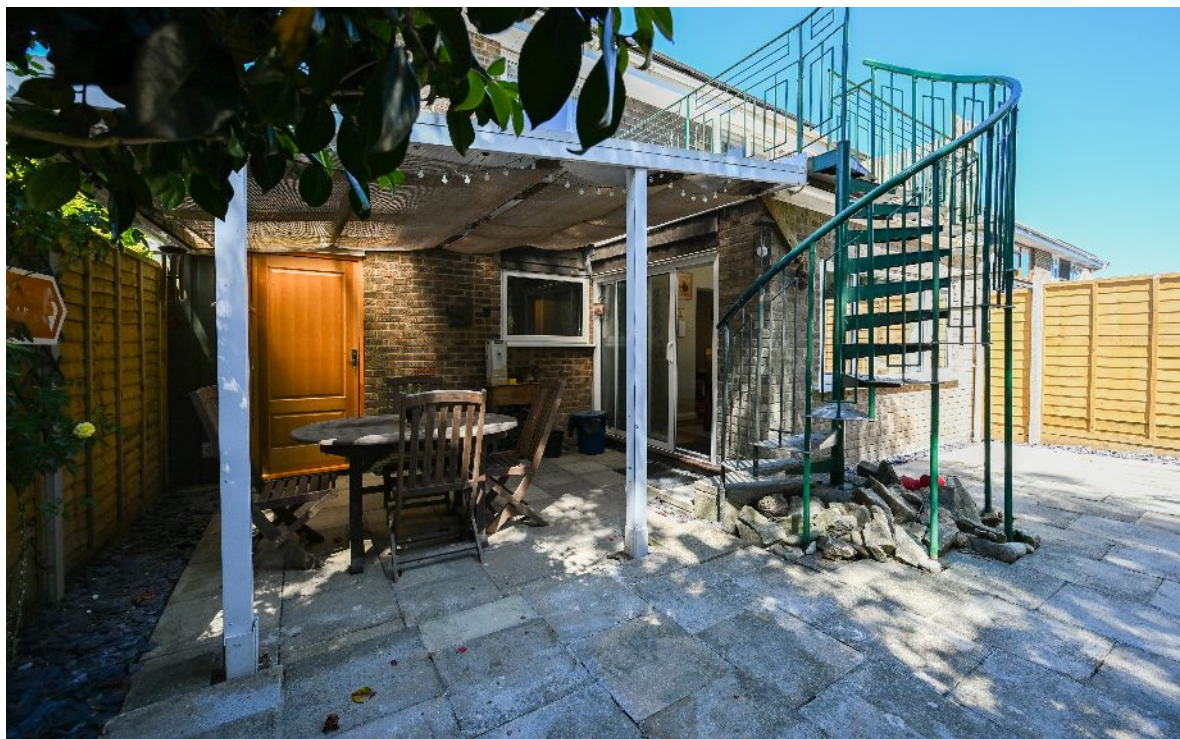






## Grounds and Gardens

The property is approached via a driveway offering ample off-road parking and leading to a single garage with power, lighting and housing the gas-fired boiler. To the rear, the garden has been hard landscaped for ease of maintenance, with a charming spiral staircase rising to the balcony. A particularly useful feature is the utility/store room, accessible from both the front and rear, with plumbing for a washing machine.



## Directions

Leave Ringwood onto the A338 Ringwood to Fordingbridge Road. Drive through Fordingbridge staying on the B3078 and opposite the fire station, turn right onto Normandy Way. Continue down here and turn into Oakland Close which is the fourth road on your right. Number 10 can be found halfway down on your right hand side.

## Important Notice

Spencers 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 or 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:

42High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: [ringwood@spencersproperty.com](mailto:ringwood@spencersproperty.com)

[www.spencersproperty.com](http://www.spencersproperty.com)