



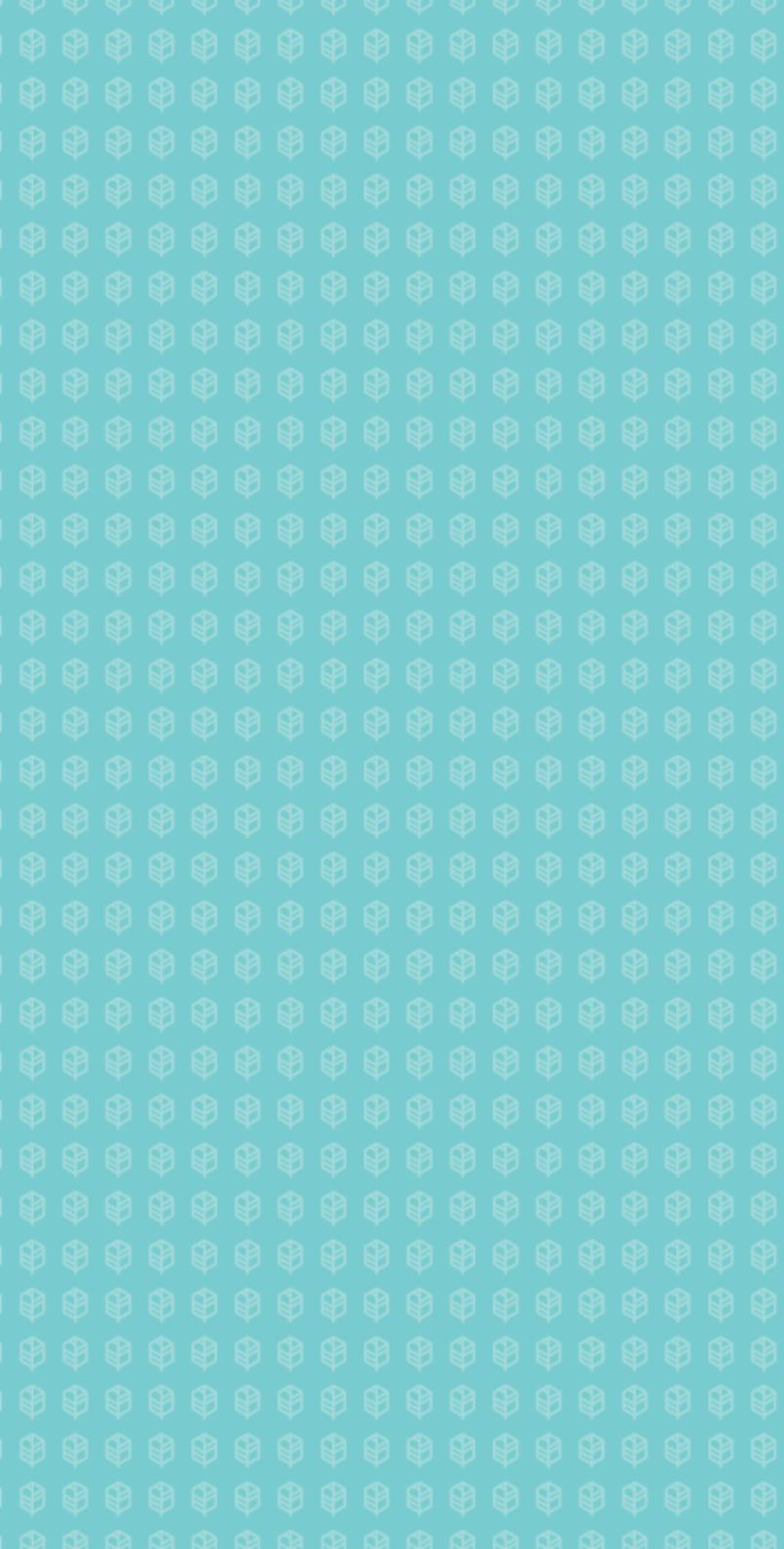
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# Knightwood Chase

STATION ROAD | FORDINGBRIDGE | SP6 1JW

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# Welcome to *Knightwood Chase*

BY CALA HOMES

*Plot 4, The Fir, is an attractive three-bedroom terraced home set within the desirable Knightwood Chase development in Fordingbridge. Surrounded by green open spaces and just minutes from the New Forest National Park, it offers the perfect blend of countryside living and everyday convenience.*

*Nestled in some of South East England's most beautiful countryside yet with amenities of all kinds located within easy reach, Fordingbridge truly offers the best of both worlds. This well connected development is also just 6.7 miles from Ringwood and 12.9 miles from Salisbury, while the nearby M27 motorway is minutes away, for onward journeys to Southampton (40 minutes) and to Winchester (39 minutes) and London (2 hours and 13 minutes) via the M3.*



## Phase 1

-  **The Aspen**  
2 bedroom semi-detached/terrace home
-  **The Bay**  
3 bedroom detached home
-  **The Bickton**  
3 bedroom detached home
-  **The Blackthorn**  
3 bedroom detached/semi-detached home
-  **The Chestnut**  
3 bedroom terrace home
-  **The Everglade**  
3 bedroom detached/semi-detached/terrace home
-  **The Fir**  
3 bedroom detached/semi-detached/terrace home
-  **The Sandleheath**  
3 bedroom detached/terrace home

-  **The Laurel**  
4 bedroom detached home

-  **The Magnolia**  
4 bedroom detached home

-  **The Rowan**  
4 bedroom detached home

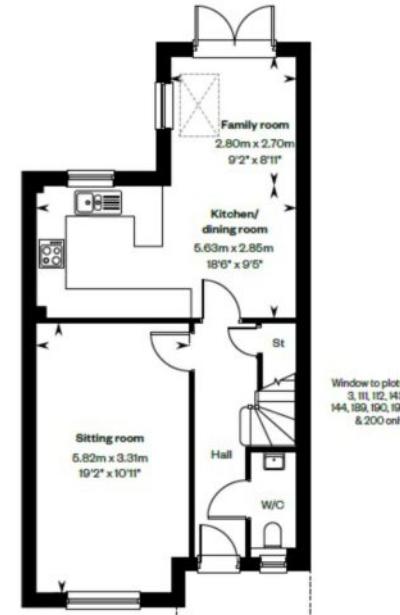
-  **Affordable Housing**
-  **Shared Ownership**

- Timber fences
- Feature walls
- Sub station
- Bin collection point
- Cycle store
- Pumping station





## Ground Floor



## The Fir

### Plot 4

The Fir is a thoughtfully designed three-bedroom home offering well-balanced and versatile accommodation across two floors. A generous front-facing sitting room is filled with natural light, while to the rear, a contemporary dual-aspect kitchen, dining and family space forms the heart of the home, complete with French doors opening onto the garden for easy indoor-outdoor living.

Upstairs, the spacious principal bedroom benefits from a fitted wardrobe and stylish en-suite, complemented by two further well-proportioned bedrooms and a modern family bathroom. High-quality finishes run throughout, including an

individually designed Nobilia kitchen with integrated Indesit appliances, Porcelanosa tiling, Roca sanitaryware, Amtico flooring to selected areas and gas-fired central heating, creating a home that is both elegant and practical.

Externally, the property enjoys turfed front and rear gardens, ideal for relaxing or entertaining, along with French doors that enhance the connection between inside and out. A car barn, additional parking space and electric vehicle charging point provide convenience for modern living, while an external garden tap adds everyday practicality.

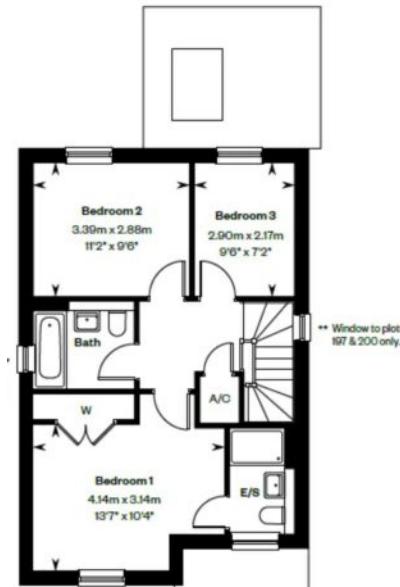
All specifications are subject to change at the developer's discretion during the construction process.



£425,000



## First Floor



# Specification

## Kitchen

- Nobilia kitchen
- Integrated single oven, 4-burner ceramic hob, extractor hood, dishwasher and washer/dryer where there is no utility room
- Amtico flooring in the open plan kitchen area

## Utility Room

- Laminate work surfaces with matching upstand
- Space for a free-standing washing machine and condenser tumble dryer
- Amtico flooring

## Cloakroom, Bathroom & Ensuites

- White Roca sanitaryware
- White gloss wall-hung vanity unit to the basin in the bathroom and bedroom 1 en suite
- VADO mixer taps and showers
- Porcelanosa tiling to walls
- Amtico flooring

## Plumbing & Heating

- Gas-fired boiler heating system with radiators
- Chrome ladder style radiators

## Internal Finishes

- All walls finished in white paint
- All woodwork finished in white paint (satinwood)
- Timber stairs finished in white paint with a stained handrail
- Wardrobe in bedroom 1 (to all homes, excluding Sandleheath and Bickton)
- Amtico flooring in the entrance hall
- Carpet in the living room, dining room, study, stairs, landing and all of the bedrooms

## Doors & Windows

- PVCu windows and French doors

## External Details

- Lawned rear garden
- External garden tap





## The Situation

Set on the banks of the River Avon and on the edge of the New Forest National Park, Fordingbridge is a charming Georgian market town that blends countryside beauty with everyday convenience. Surrounded by open heathland and woodland, it offers immediate access to scenic walking and cycling routes within one of the South's most treasured landscapes.

The town centre provides a range of independent shops, cafés and traditional pubs, alongside essential amenities including a supermarket, medical facilities and well-regarded schools. With easy access to Ringwood, Salisbury and the South Coast, Fordingbridge offers a desirable balance of rural character and excellent connectivity.

## Points of Interest

Fordingbridge High Street	0.4 miles
The George Pub	0.5 miles
Fordingbridge Recreation Ground & Playpark	0.6 miles
Fordingbridge Rugby Football Club	0.9 miles
Fordingbridge Infant & Junior School	1.0 miles
The Burgate School & Sixth Form	1.4 miles
Ringwood Town Centre	6.7 miles
David Lloyd Clubs	7.4 miles



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