



70 Station Road, Alderholt

Offers Over **£625,000**



FELLS



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NEW FOREST PROPERTY

70 Station Road

Alderholt, Fordingbridge

Charming 4-bed family home in Alderholt.

Modernised Edwardian cottage with gas heating & solar panels. South-west facing garden, vegetable garden, shed. Well-presented kitchen, spacious living room with woodburning stove. Expansive master bedroom, 3 additional bedrooms. Double garage, parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Fabulous detached home
- Four bedrooms, 2 bathrooms
- Three reception rooms
- Sunny, south-west facing patio
- Beautiful wraparound gardens (0.22 acres)
- Double glazing





Originally an Edwardian cottage, this property has been modernised and extended, whilst maintaining its inherent character and charm. Tastefully decorated throughout, with gas central heating & double glazing.

Sunny, south-west facing garden, well planted and mature with a vegetable patch & garden shed. Further quiet mature gardens surround the house.

Well presented kitchen with oak fronted floor and wall cabinets, granite worktops and a built in Bosch double oven & hob, extractor hood, dishwasher and fridge-freezer spaces. Rear lobby leads to the cloakroom & large utility room.

The large, light living room has windows to the front and west side. A cosy retreat, with woodburning stove. Sun-room (used as a study), light and bright with French doors to the garden. The dining room is a calm space, with room for a large dining table, ideal for family gatherings.

Upstairs, the landing has space to create a study/reading nook.

Large double aspect master bedroom, which has been transfigured as a young adult's retreat, with small kitchenette and iving & study areas. Adjacent is a private shower room with WC and handbasin.

To the front: 2 large double bedrooms, both with built-in wardrobes & cupboards. Bright 4th single bedroom with fitted cupboards & wardrobe.

The main bathroom was refurbished approx. 10 years ago. With a 3-piece suite & subtle tiling, the large airing cupboard ensures this is a warm and welcoming space.

Double garage fits 2 cars and a gravelled drive, large enough to park several cars easily.



