



FELLS

NEW FOREST PROPERTY



Corner Oak Whitsbury Road, Tinkers Cross

Fordingbridge

Guide Price £695,000



## Corner Oak Whitsbury Road

Tinkers Cross, Fordingbridge

A charming double fronted three bedroom red brick detached house built in 1925 with a one bedroom self contained ground floor annex | 0.28 acre corner plot | Scope for further extension (STPP) | Character features throughout | Detached double garage.

Tenure: Freehold

- Detached Double Garage
- 0.28 Acre Corner Plot
- Self Contained One Bedroom Annex
- Character Features Throughout
- Potential To Extend (STPP)
- Sun Lounge



### Enclosed Front Entrance Porch

Quarry tiled step. Gothic style timber framed French doors. A part obscured glazed and panelled front entrance door.

### Entrance Hall

Staircase with a polished solid pine handrail rises to a galleried first floor landing. Deep under stairs cupboard. Picture rail. Panelled doors with brass furniture.

### Sitting Room

Brick open fireplace with a solid pine fire surround, brass hood and quarry tiled hearth. Picture rail. Fitted book shelves set into the left hand side of the chimney breast. Front garden aspect sash framed window with secondary double glazing. TV aerial point.

### Dining Room

Open fireplace with cast iron surround, ceramic tiled inlays and over mantle. Picture rail. Front garden aspect secondary glazed sash framed window.

### Kitchen/Breakfast Room

Laminated work surfaces with oak trim and tiled splash backs above. Inset composite one and a half bowl sink unit with 'swan neck' mixer tap. Integrated Bosch slimline dishwasher. Comprehensive range of oak fronted cupboard and drawer base units and matching wall hung kitchen cabinets with under strip lighting. Integrated Neff four ring electric hob with Hen Motif tiling behind. Blanco externally venting extractor above. Bosch electric double oven/grill. Vinyl tile effect flooring. Ample space for a breakfast table and chairs. Chimney breast alcove with shelf above, houses a Grant floor mounted oil fired central heating boiler. Adjacent built in shelved crockery cupboard. High wall mounted consumer unit. Sash framed window views to the side garden area. Panelled door leads into the Self Contained Annex.





### **Annex Hallway**

Doors lead to all annex rooms.

### **Kitchen**

Laminated rolled edge worktop with an inset stainless steel sink positioned beneath a replacement PVCu sash frame double glazed window. 'Swan neck' mixer tap. Double cupboard beneath. Space for a washing machine. Space for a tall fridge freezer. Fitted tall broom cupboard. Further adjacent worktop with cupboards and drawers beneath. Extractor fan. External door to the side garden.

### **Shower Room**

A white suite. Pedestal basin with tiled splash back. Mirror strip light and shaver socket above. Close coupled wc. Fully tiled corner shower cubicle with sliding glazed screen doors. Mira thermostatic shower valve. Chrome plated towel rail. Extractor fan. PVCu sash frame obscured glazed window.

### **Bedroom**

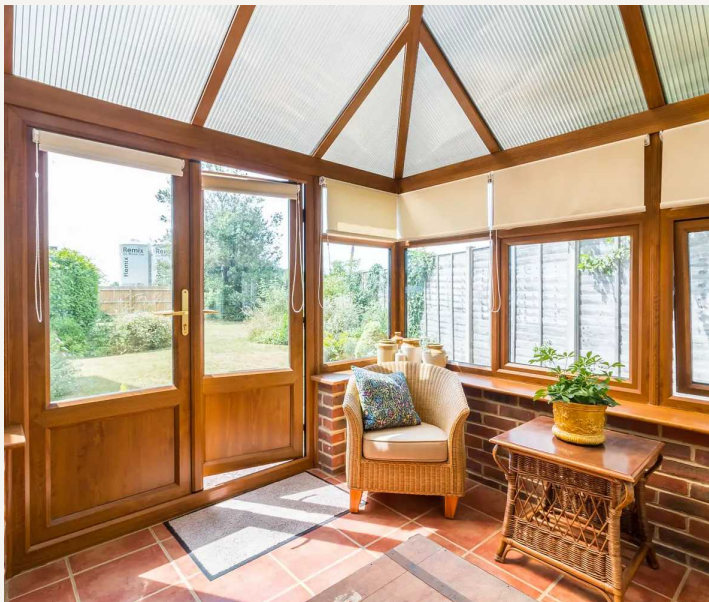
A double bedroom. Built in double wardrobe with box cupboard above. Further high wall mounted cupboard. A dual aspect room with PVCu double glazed sash frame windows.

### **Sun Lounge**

Approached via multi-pane French doors from the annex hallway. Oak effect PVCu framed double glazed windows with fitted roller blinds. Further double glazed French doors with fitted roller blinds, provides direct garden access. Vaulted double polycarbonate roof panels with an opening vent. Quarry tiled floor.

### **Galleried First Floor Landing**

Approached via a staircase from the entrance hallway. Front aspect sash frame window. Picture rail. Panelled doors lead to all rooms.



### Bedroom One

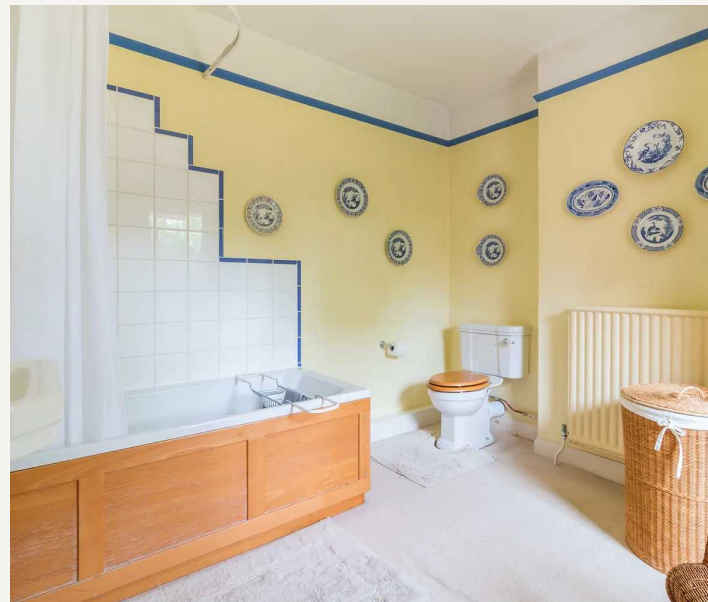
A double bedroom. Fitted triple wardrobe with an adjacent half height wardrobe and six drawers beneath. Front aspect secondary double glazed sash frame window.

### Bedroom Two

A double bedroom. Front aspect secondary double glazed sash frame window. Picture rail. TV aerial point. Fitted double wardrobe with a box cupboard above.

### Bathroom

Close coupled wc. Pedestal basin with tiled surround. Mirror above and strip light. Panelled bath with mixer tap and shower attachment combination. Shower rail and curtain above. Built in double airing cupboard with a factory lagged hot water cylinder and slatted shelving. Ceiling hatch to attic. Picture rail. Side aspect secondary double glazed sash frame window.





## FRONT GARDEN

The front South facing garden is approached via a pedestrian gate from Whitsbury Road, with a gravelled pathway, with a box hedge feature at its midway point leading to the front entrance porch, to either side of which areas of lawn are attractively interspersed with topiary. A sun lounge, with a paved patio area, is sited on the South West side of the property where there is a further area of lawn bounded by an array fragrant flower and specimen ground cover shrubs in the style of a country cottage garden. Beyond the sun lounge a pathway leads to the courtyard. In total the property stands in grounds of 0.28 acre. Mature laurel and privet hedge boundaries ensure a high degree of seclusion.

## REAR GARDEN

On the East side of the property, a driveway flanked to either side by mature hedging leads to a 'hammerhead' parking/turning area, where there is sited a concrete sectional detached Double Garage. This side area of garden is mainly laid to lawn. In between the annex extension and double garage a timber screen gate leads into a paved courtyard/utility area, where there is sited a timber built garden shed.

## GARAGE

Double Garage

Detached double garage

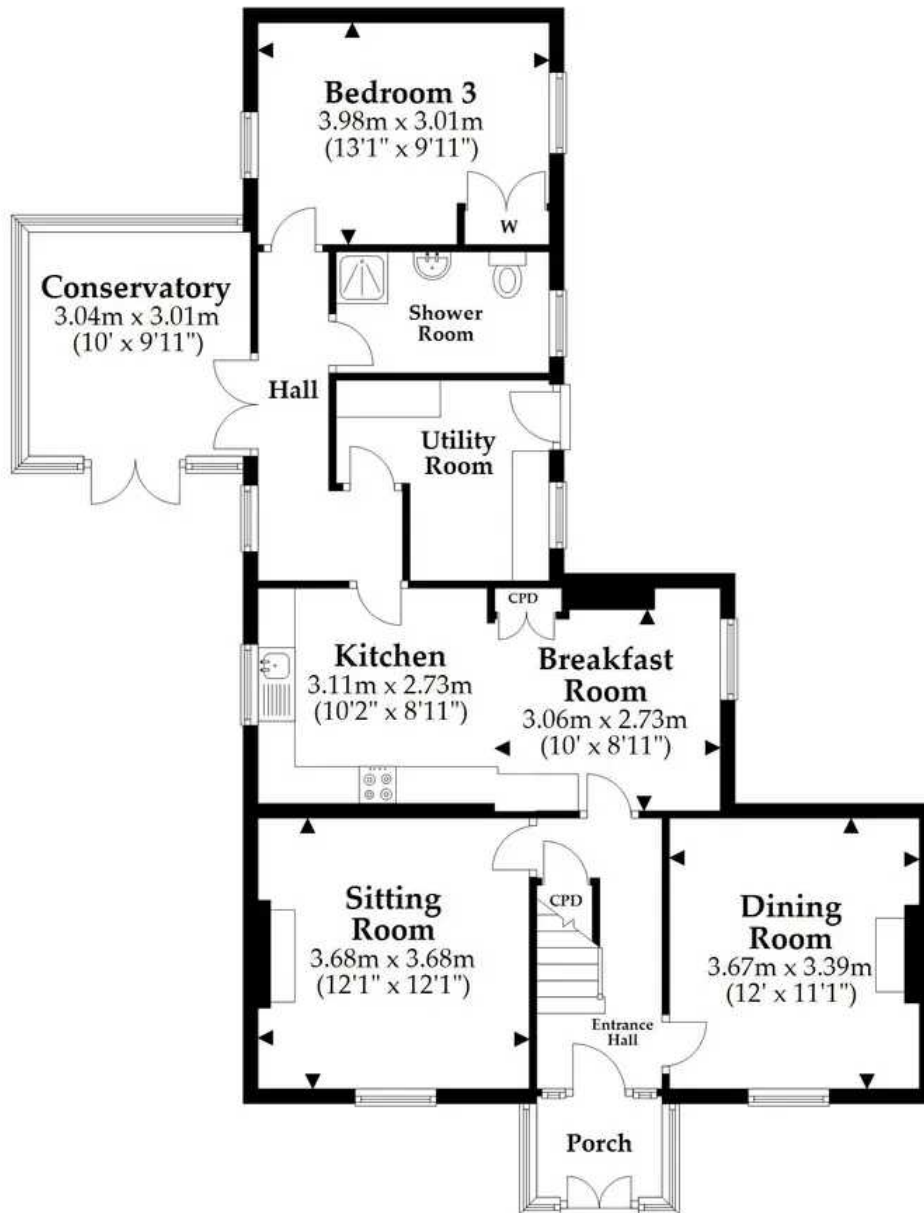
## ON DRIVE

5 Parking Spaces



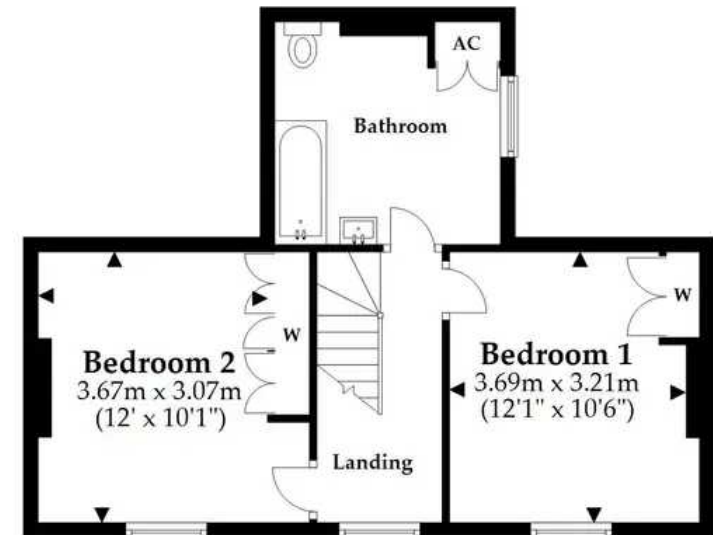
## Ground Floor

Approx. 94.0 sq. metres (1011.9 sq. feet)



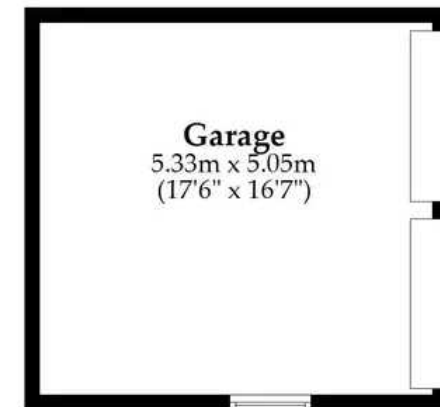
## First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



## Garage

Approx. 26.9 sq. metres (289.7 sq. feet)



Total area: approx. 163.4 sq. metres (1758.8 sq. feet)

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





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