



FELLS

NEW FOREST PROPERTY

Spring Cottage Hillbury Road, Alderholt

Fordingbridge

Guide Price £935,000



Spring Cottage Hillbury Road

Alderholt, Fordingbridge

A beautifully presented four bedroom 'cottage style' chalet residence | Self contained two bedroom annexe | Views over neighbouring fields | Standing in approx 2 acres, comprising of gardens, a paddock and woodland | Planning approved for a large extension | Detached double garage | No Onward Chain

Council Tax band: E

Tenure: Freehold

- Approximately 2 Acres Of Gardens, Paddocks And Private Woodland
- Two Bedroom Self-Contained Annexe
- Double Garage And Outbuildings
- Annual Income/Savings Potential (circa £13k)
- Planning Approved For A Large Extension
- Views Over Neighbouring Fields
- Ground Source Heat Pump Heating
- PV Solar Panels And Home Battery System
- Home And Income Potential
- No Onward Chain



Front Entrance Hallway

Composite front entrance door with a diamond shaped double glazed window panel. Stone floor. Bank of five storage batteries for the solar panels (available by separate negotiation). Cupboard housing the Danfoss ground source heat pump, ancillaries and water softener. Cottage style oak veneered door leads to the Kitchen/Breakfast room and also the inner hall, which serves the Lounge/Dining room, Ground Floor Bedrooms three and four, as well as the Shower Room.

Kitchen/Breakfast Room

Oak effect laminated work surfaces with stone splash backs. Inset one and a half bowl stainless steel sink positioned beneath a front aspect casement window. Neff induction hob. Neff extractor canopy with multi-speed fan and light above. Integrated Neff combi oven and fan assisted electric oven below. Space and plumbing for a freestanding dishwasher. Beneath the work surfaces are a comprehensive range of cream coloured cupboards and drawer units, including a 'magic corner' and matching wall hung kitchen cabinets. Housing for a tall fridge freezer. French doors provide direct access onto the patio and rear garden. Door leads into a ground floor Annexe.

L-Shaped Lounge/Dining Room

A South West facing room. Stone flag floors. Brick built fireplace with oak over mantle and a fitted wood burning stove and a quarry tiled raised hearth. A dual aspect room including French doors providing direct access onto a patio and the garden. Further side aspect windows with quarry tiled cills. Ample space for a dining table and six chairs. Study area with window overlooking garden.

Study Area

Which forms a part of the lounge/dining room with a casement window overlooking the rear garden, staircase rises to the first floor





First Floor Landing

Approached via a staircase from the lounge/dining room, cottage style oak veneered doors lead to;

Bedroom One

A large double bedroom. East and West dual aspect including a lovely view across the rear garden and countryside views beyond. Into the front dormer bay window are built in cupboards and under eaves storage.

Family Bathroom

Corner quadrant bath with an integral seat and Heritage style mixer tap/shower attachment combination. Vanity unit and close coupled wc with a raised cistern. Calacatta style marbled tiled surrounds. Wall hung mirror fronted medicine cabinet.

Bedroom Four

A single sized bedroom with oak effect laminated flooring. Southerly aspect view across the side garden.

Bedroom Two

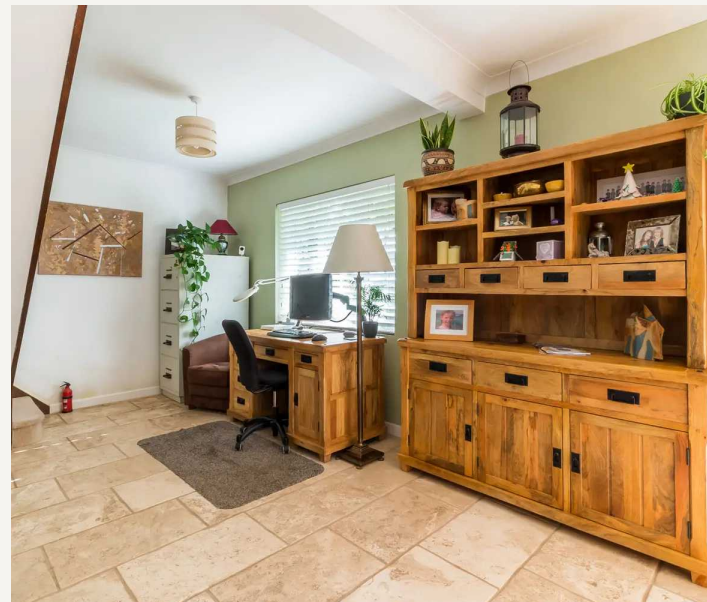
A ground floor double bedroom. Deep oriel bay window with a lovely view across the rear garden and paddock. Oak effect laminated flooring.

Bedroom Three

A double ground floor bedroom. Deep oriel bay window with view across the rear garden and paddock. Oak laminated flooring.

Shower Room

Corner quadrant shower cubicle. Full height tiled surround and a thermostatic shower valve. Close coupled wc. Pedestal basin with a tiled splash back. Heated towel rail.



Ground Floor Annexe

Internal door in the kitchen leads directly into a hallway with rear entrance door.

Annexe Cloakroom

White shell pattern close coupled wc. Pedestal basin with tiled splashback and mirror above. High wall mounted storage cupboard. Slate effect vinyl flooring.

Annexe Shower Room

Circular shower cubicle with a fitted Triton Peira thermostatic electric shower. Heated towel rail.

Annexe Kitchen

Granite effect laminated worktops with a beaded surround. Inset circular sink bowl and offset mixer tap. Russell Hobbs induction hob. Recirculating extractor canopy above. Space and plumbing for a freestanding washing machine and tumble dryer. Integrated fan assisted electric oven with housing for a microwave above. Cream coloured cupboard and drawer units beneath the worktops, and matching wall hung kitchen cabinets. Open gallery solid pine display unit. Oak laminated flooring.

Annexe Sitting Room

French doors provide direct access to parking and garden area. Oak laminated flooring. Access to the attic space.

Annexe Bedroom One

A double bedroom. Built in wardrobe with sliding doors. Oak effect laminated flooring. Front aspect window.

Annexe Bedroom Two

A double bedroom. Front aspect window. Oak effect laminated flooring.





FRONT GARDEN

The property is approached over a loose gravelled carriage driveway, which is screened from the roadway by mature laurel hedging leading to a substantial detached double garage.

REAR GARDEN

Between the garage and the house a five bar gate leads into a gravelled area and lawn, where there are sited two timber outbuildings i) a workshop with a workbench, power and light, and double end doors. ii) Insulated chalet, electric night storage heated, electric power and light. An oak framed archway from this area then leads into the main area of garden which comprises of a substantial paved patio area, adjacent to which is a timber built chalet that faces in a Southerly direction, with electric power points. The rear garden enjoys an open aspect, and is laid to lawn, beyond which is a paddock (approximately 0.56 acre) and an area of private woodland that extends to approximately 0.82 acre. On the South side of the property, and secured from the front driveway by a further five bar gate, there is a linear area of garden, which is laid to an expansive area of lawn with ornamental fruit trees and flower and shrub borders. In total the property and grounds extend to approximately 2 acres.



GARAGE

Double Garage

A detached double garage with an electric roller door, electric car charging point, electric power points and light.

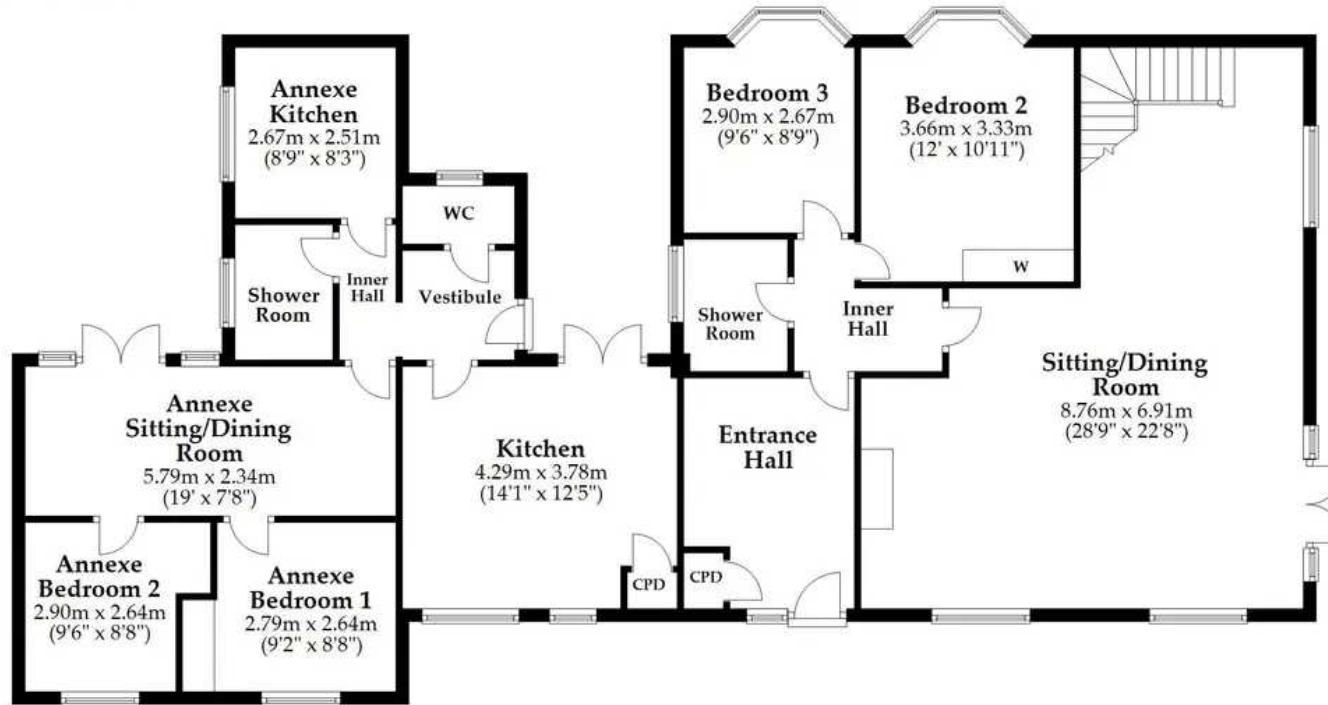
ON DRIVE

5 Parking Spaces

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

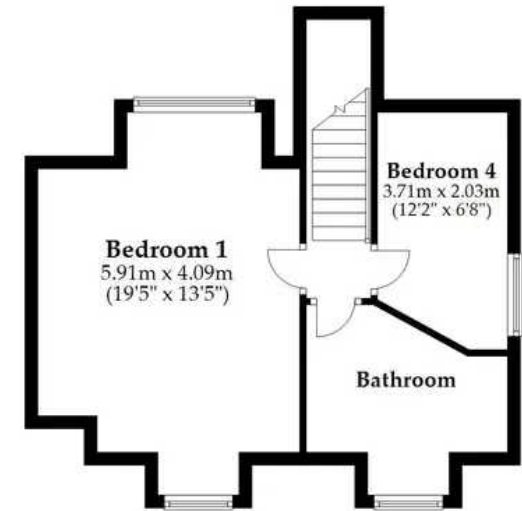
Ground Floor

Approx. 149.5 sq. metres (1609.1 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



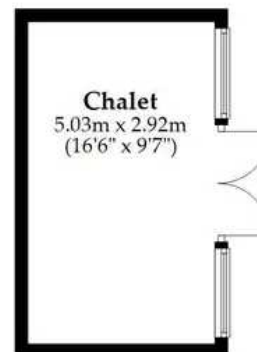
Garage

Approx. 32.4 sq. metres (348.3 sq. feet)



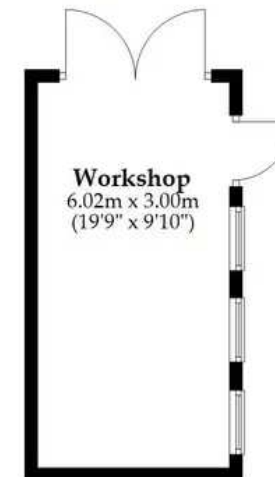
Chalet

Approx. 14.7 sq. metres (158.1 sq. feet)



Workshop

Approx. 18.0 sq. metres (194.2 sq. feet)



Total area: approx. 254.3 sq. metres (2737.4 sq. feet)

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



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