

**Augustus Avenue,Fordingbridge SP6 1FL**

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*welcome to*

# Augustus Avenue, Fordingbridge

CHAIN FREE - Tucked behind a lovely hedgrow we present an impressive four-bedroom detached family home with a stylish kitchen/dining room, generous garden, driveway and garage

**Entrance & Lounge**
On entering the property, the welcoming entrance hall introduces the light, well-maintained interior and provides access to the principal ground-floor rooms. A conveniently positioned cloakroom adds everyday practicality for family members and visiting guests.

The lounge is a generous and inviting reception room, providing an ideal setting in which to relax and spend time as a family. Its dual-aspect arrangement allows natural light to enter from more than one direction, helping to create a bright and comfortable atmosphere throughout the day.

The room offers excellent proportions, with ample space for larger sofas, occasional chairs and additional freestanding furniture without compromising the feeling of openness. The neutral decorative scheme provides a calm and versatile backdrop, allowing a new owner to introduce their own choice of furnishings and personal style.

Whether used for quiet evenings, family film nights or entertaining visitors, the lounge is a highly adaptable room that balances comfort with a pleasing sense of space.

**Kitchen & Dining**
The kitchen and dining room forms the social heart of the home and is one of the property's most impressive features.

Designed around modern family life, this spacious open-plan area brings together cooking, dining and entertaining within one cohesive and beautifully presented environment. The kitchen is fitted with a comprehensive range of contemporary wall and base units, providing generous storage alongside extensive work surfaces.

The kitchen layout has been carefully planned to provide an efficient working environment, with space for appliances and plenty of room to prepare meals without feeling restricted. The clean lines of the cabinetry and work surfaces complement the modern presentation found throughout the rest of the home.

The dining area comfortably accommodates a substantial family dining table, making it suitable for everyday meals as well as larger gatherings and special occasions. Its position beside the garden creates an attractive outlook and allows the dining area to benefit from an abundance of natural light.

Glazed doors open directly onto the paved rear terrace, extending the living space outdoors during the warmer months. This arrangement is particularly well suited to summer entertaining, barbecues and relaxed family occasions, allowing guests to move easily between the kitchen, dining area and garden.

**Utility**
A separate utility room complements the main kitchen and provides valuable additional storage and appliance space.

This practical area helps keep laundry and household tasks away from the principal living accommodation, allowing the kitchen and dining room to remain uncluttered.

**Bedrooms**
The principal bedroom is a generous and well-presented double room, offering ample space for a









substantial bed and additional bedroom furniture.

Fitted wardrobes provide useful built-in storage while helping to preserve the room's clean and uncluttered appearance. The bedroom also benefits from its own en-suite shower room, creating a private and convenient space away from the principal family bathroom.

The en-suite is fitted in a contemporary style and provides a practical arrangement for busy morning routines.

The second bedroom is another comfortable double room with space for a bed, wardrobes and additional furniture. Its proportions make it an excellent bedroom for an older child, visiting relatives or guests.

The room's neutral presentation means it can be occupied immediately while still offering scope for a purchaser to personalise the décor if desired.

The third bedroom is a well-proportioned and versatile room that would work equally well as a child's bedroom, nursery or guest room.

There is sufficient space for essential bedroom furniture, while the room's position within the property makes it a comfortable and practical addition to the family accommodation.

The fourth bedroom adds further flexibility to the home. It could continue to be used as a bedroom, although it would also make an excellent home office, study, dressing room or hobby space.

For buyers working from home, the ability to create a dedicated office away from the main ground-floor living areas is likely to be particularly appealing.

**Bathrooms**
The family bathroom serves the three additional bedrooms and has been finished in a clean, contemporary style.

The room provides practical facilities for everyday family use and complements the en-suite shower room attached to the principal bedroom. Together, the bathroom, en-suite and ground-floor cloakroom make the property well equipped for the demands of a busy household.

Further to the En-suite in the principal room you also have a downstairs WC

**Outside**
The rear garden is an attractive extension of the home and has been arranged to provide distinct areas for entertaining, relaxation and family recreation.

Immediately adjoining the house is a paved terrace, accessed directly from the kitchen and dining room. This creates a convenient space for outdoor furniture, summer dining and barbecues, with the close connection to the kitchen making it especially practical when entertaining.

Steps lead from the terrace to the main lawn, which provides ample room for children to play, pets to exercise or keen gardeners to introduce additional planting. Established borders and carefully positioned planting add colour and interest while helping the garden feel settled and welcoming.

The garden is enclosed by timber fencing, providing a reassuring degree of privacy and security. The overall arrangement is manageable while still offering enough space for a range of outdoor activities.

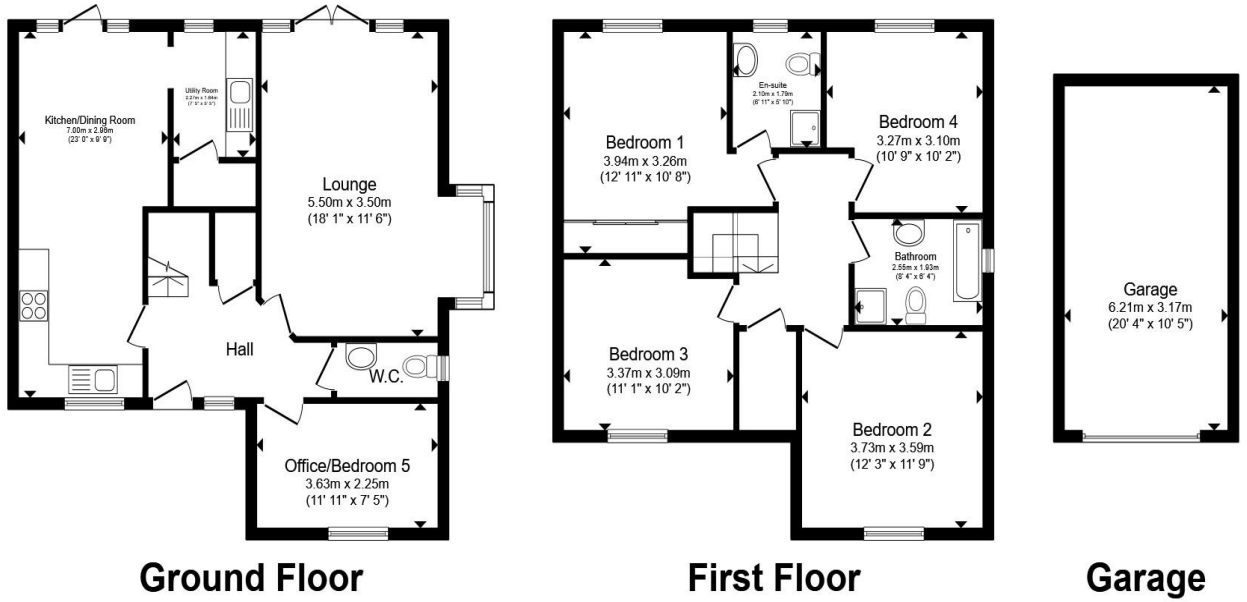
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## Augustus Avenue, Fordingbridge

- CHAIN FREE
- LARGE PRIVATE GARDEN & DRIVEWAY
- 4 LARGE BEDROOMS & EN-SUITE
- MOVE IN READY
-

Tenure: Freehold EPC Rating: B
Council Tax Band: F

# £580,000




Total floor area 151.0 m² (1,625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
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