



DELL COTTAGE, 19 CAMEL GREEN ROAD, ALDERHOLT, FORDINGBRIDGE, SP6 3AN

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BAXTERS
PROPERTY & LAND AGENTS



DELL COTTAGE, 19 CAMEL GREEN ROAD, ALDERHOLT, FORDINGBRIDGE SP6 3AN PRICE GUIDE: £395,000

Located in the east Dorset village of Alderholt is Dell Cottage, a late Victorian semi detached dwelling with a large mature garden, detached double garage and a private drive with a generous amount of off road parking. The property is situated on Camel Green Road, an un-adopted lane.

Offered for sale in extremely good order, Dell Cottage offers comfortable accommodation comprising a reception hall, charming sitting room with open fireplace, well equipped kitchen, conservatory/dining room, ground floor bathroom, main bedroom with en suite and a generous second bedroom. The property is centrally heated via a mains gas fired boiler to radiators and is fully double glazed.

To the side of the cottage is a private drive with excellent off road parking and access to a detached double garage. A particular feature of this lovely property is the mature “cottage garden” which is meticulously maintained and contains a wonderful array of shrubs and flower beds arranged around a large lawn. There is also a productive vegetable garden and a green house.

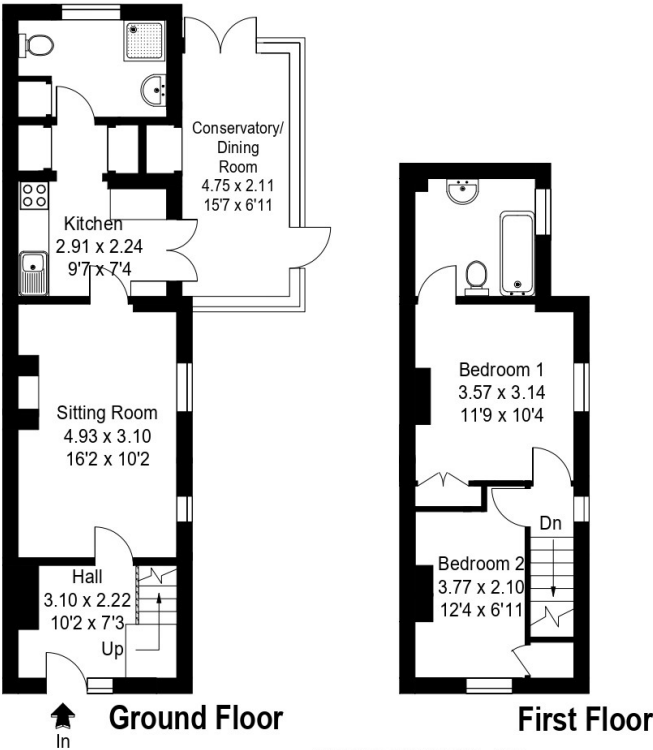
LOCATION: Located approximately 3 miles to the west of the country town of Fordingbridge, Alderholt is a large village and civil parish which includes the neighbouring hamlets of Crendell and Cripplestyle. The cathedral city of Salisbury is located approximately 11 miles to the north with Bournemouth and its international airport located some 9 miles to the south. The village is served by amenities including a Co-Operative store/Post Office, veterinary clinic, doctors surgery and a popular village pub, the Churchill Arms. There are three churches within the area including Alderholt Chapel, St James Church of England and the Tabernacle Gospel Church. There is a large recreation ground with sports and social club, two tennis courts and a childrens play area, There is also a popular village school which feeds into the middle and upper schooling of Cranborne and Wimborne. The country town of Fordingbridge offers a greater range of shopping and recreational facilities as does nearby Ringwood. Ringwood Forest provides a vast network of local walks and country paths together with riding and cycling opportunities. The New Forest is approximately 3 miles to the east.

DIRECTIONS: From the centre of Fordingbridge proceed along the High Street turning left opposite the Ship Inn onto the B3078, Provost Street (signposted Alderholt/Cranborne) continue to follow the road until reaching the outskirts of Alderholt. As you enter the village proceed through the sharp right hand bend onto Station Road which is still the B3078. Continue through the village and at the Reading Rooms on your right, turn left into Camel Green Road. Follow the lane passing Hayters Way on the left, Fernlea Close on the right, Dell Cottage is a short distance on the left hand side.



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Approximate Gross External Area :- 78 sq m / 844 sq ft



This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Dorset East Council. Council Tax Band D : £2,457.84 for year 2024/25. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10732.

