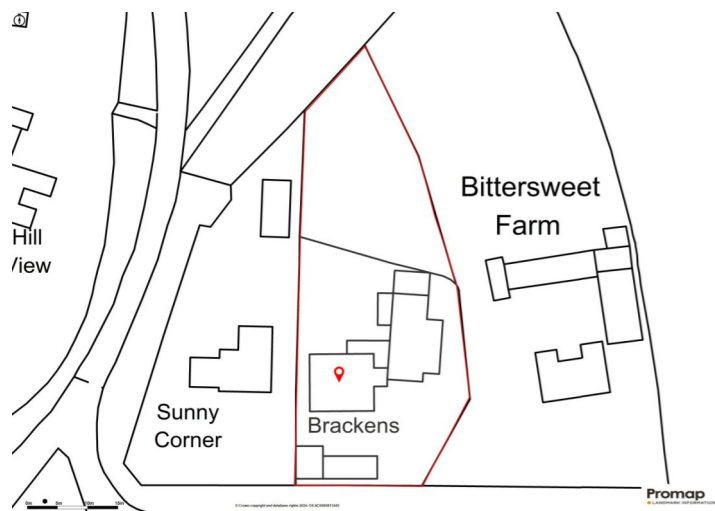
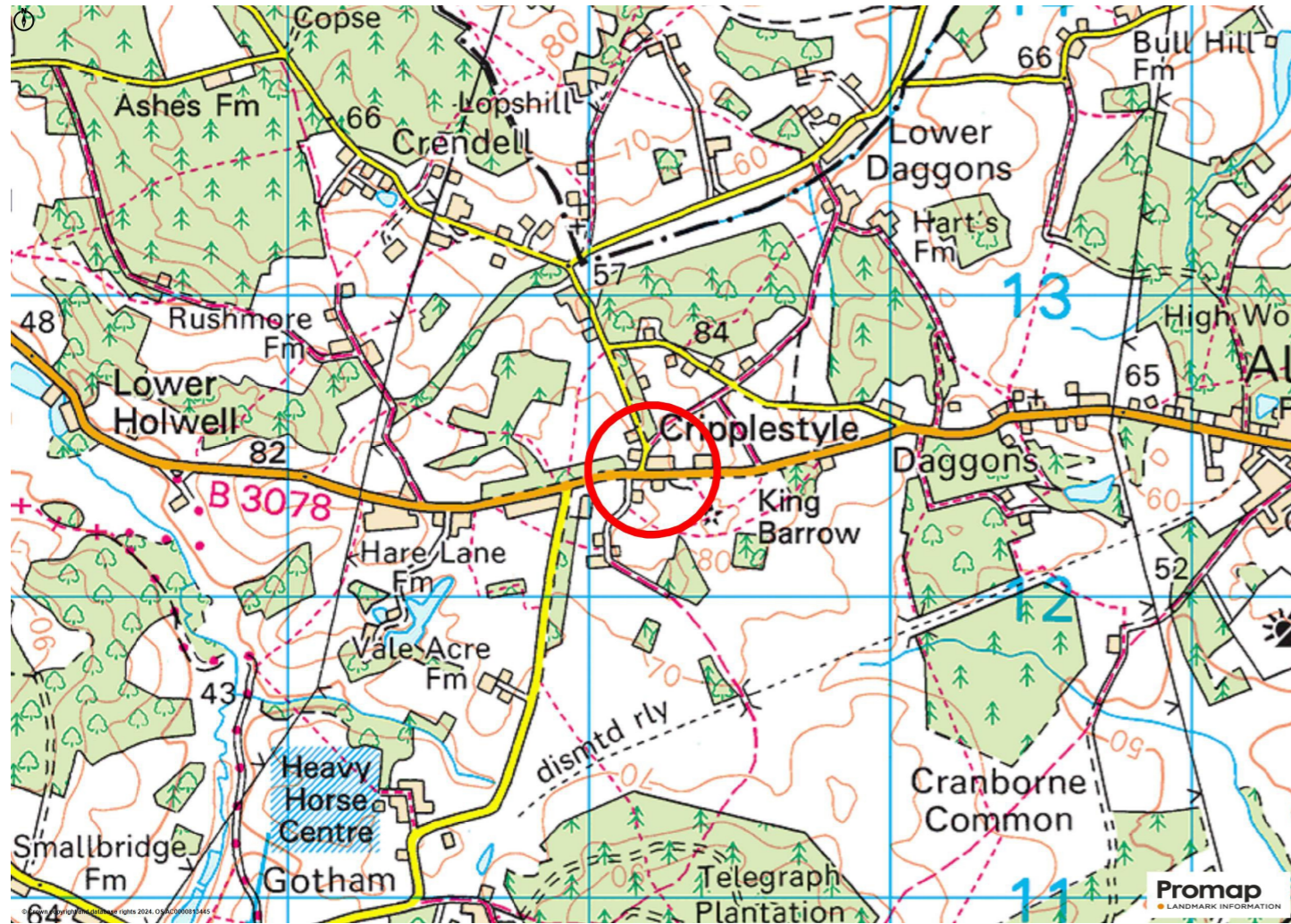


Bracken, Cripplestyle, Alderholt, Fordingbridge SP6 3DT



In need of renovation, a detached bungalow with an array of outbuildings set in a large garden plot of approximately 0.3 acres, with potential to alter/extend (subject to planning) located in a semi-rural position on the Hampshire/Dorset border. No forward chain. EPC band F.

Hall, sitting room, kitchen, sunroom, study, 2 double bedrooms and bathroom/WC. Large workshop/garage, multiple outbuildings. Lightly wooded garden plot. Parking. 0.3 acres. No forward chain.

**Guide Price: £450,000 Freehold**

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH  
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents.

**Outgoings:** Council tax band: F Amount payable 2024/25: £3004.02

**Services:** Mains water and electricity. Private drainage.

**Location:** Cripplestyle is a small hamlet between the villages of Alderholt and Cranborne and is convenient for access to Fordingbridge, Ringwood, Verwood, Bournemouth & Salisbury, where there is a main line rail station to London Waterloo, and also links to the M27 & M3 at Cadnam (12 miles).

The surrounding area provides riding and walking opportunities being interlaced with foot and bridle paths. Nearby Cranborne Chase and the New Forest National Park offer further choices for the outdoor enthusiast within a short drive.

Local amenities can be found at nearby Alderholt and Cranborne where both villages have village shops, public houses & Parish Churches. Verwood has an excellent range of local shops, a large supermarket and leisure facilities and Fordingbridge provides a range of independent shops and eateries. St James First School is located in Alderholt with Middle and upper schooling is available at Cranborne and Wimborne.

**To Locate:** From Fordingbridge proceed on the B3078 in the direction of Cranborne passing through Alderholt (3 miles) en-route. After a further 1.5 miles or so when reaching Cripplestyle, the property will be found on the right hand side before the crossroads.

The property, of brick construction under a tiled roof, is now in need of modernisation throughout and offers scope to alter or extend if required (subject to planning). Sitting in an attractive, private garden measuring approximately a third of an acre with an array of outbuildings, of mainly timber construction, in various states of repair.

**Accommodation:**

**Timber and glazed door to:**

**Hall:** Airing cupboard with lagged hot water cylinder. Walk-in storage cupboard.

**Sitting room:** Inglenook style fireplace with cast stove. Doors to outside.

**Kitchen/breakfast room:** Cast stove. Sink unit. Door to lean-to and garage/workshop.

**Study (potential dining room).**

**Sunroom:** Door to outside.

**Bedroom 1:** Storage heater.

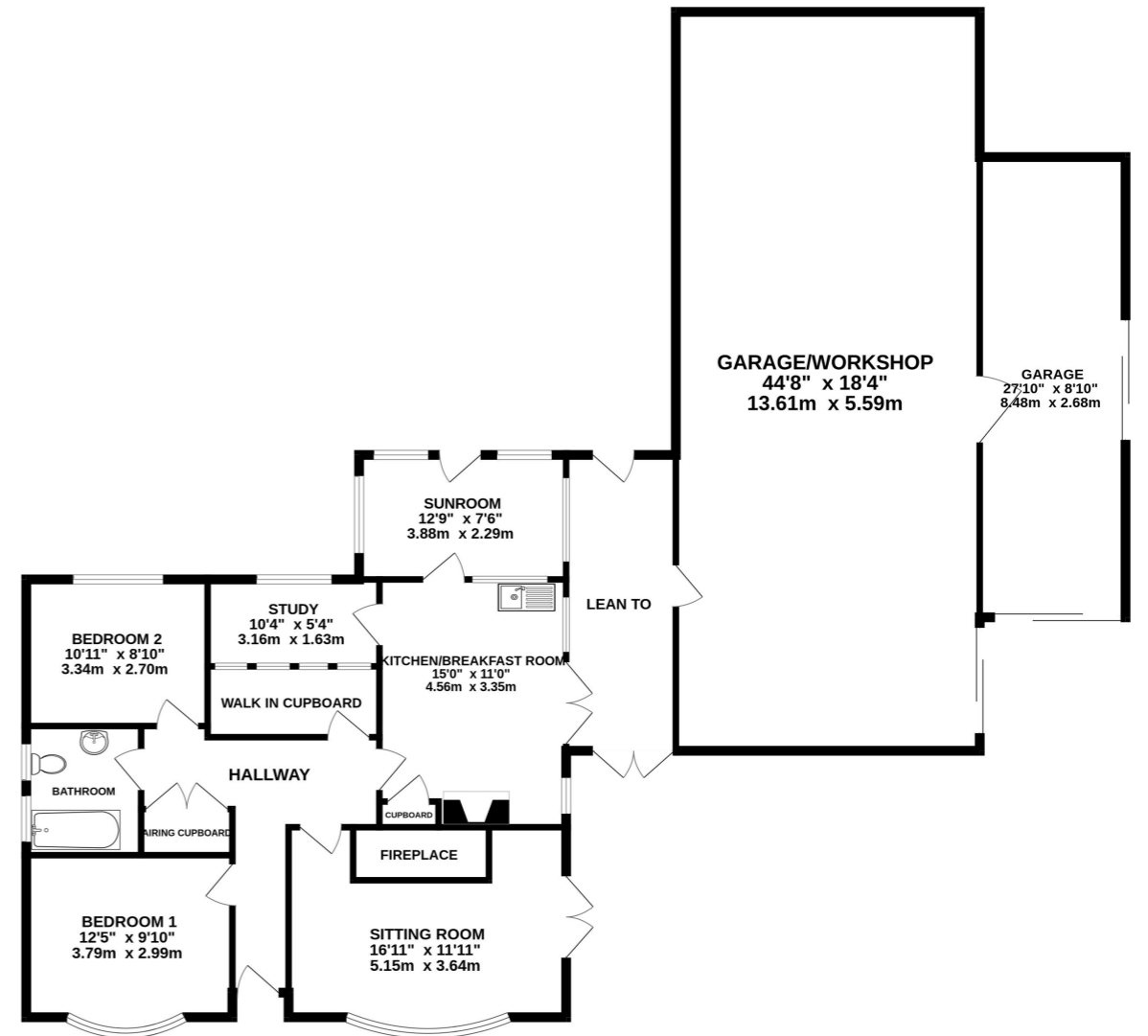
**Bedroom 2:** Storage heater.

**Bathroom:** Panelled bath. WC. Washbasin.

**Outside:** The property sits in a generous, private and lightly wooded garden with a number of outbuildings including a garage/workshop accessed via a lean-to from the kitchen.



**GROUND FLOOR**  
2138 sq.ft. (198.6 sq.m.) approx.



TOTAL FLOOR AREA : 2138 sq.ft. (198.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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