



Guide £550,000



The Property

NO FORWARD CHAIN - A great opportunity to purchase two, one bedroom holiday cottages located in a quiet position in a pleasant rural backdrop on the edge of Sandleheath.

- Fox Hole and Mole Hill are self catering holiday cottages and are a mirror image of one another, with a spacious open plan kitchen, dining and sitting area with a pleasant aspect overlooking the rear gardens.

- Upstairs, there is a generous double bedroom with an en-suite bathroom with a three piece suite.

- The holiday cottages have been let on a successful basis for many years with the opportunity to generate significant rental income.

- Both cottages are subject to Non Domestic Rates and are currently subject to Small Business Rate Relief.

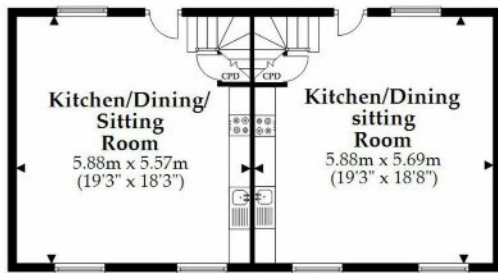
- All existing soft furnishings, fixtures and fittings are to be included.

- Outside, there is ample parking and an enclosed rear garden.

- A Studio outbuilding is also included and provides an opportunity for further holiday accommodation subject to the usual planning permission.

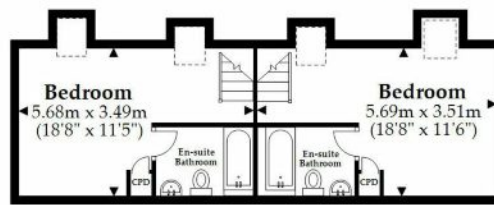
Cottages Ground Floor

Approx. 66.8 sq. metres (719.2 sq. feet)



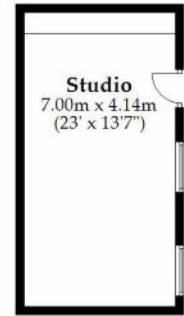
Cottages First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Outbuilding

Approx. 29.0 sq. metres (311.9 sq. feet)



The Situation

The property is situated in the beautiful village of Sandleheath, between the New Forest and Cranborne Chase, benefitting from its own village shop and is only a short journey from the town of Fordingbridge; offering a comprehensive range of shops, cafes and restaurants and a local hospital. There are also several, highly regarded local schools close-by. The beautiful New Forest is a short distance away, offering thousands of acres of heath and woodlands for a variety of outdoor pursuits. For commuters heading south along the A338, Ringwood is approximately 8 miles away and Bournemouth approximately 16 miles, and heading North on the A338 Salisbury is approximately 12 miles.

Directional Note

Exit Ringwood onto the A338 Ringwood to Fordingbridge road. Drive through Fordingbridge, over the bridge and turn left down the high street, continue out of Fordingbridge along Station Road and through Sandleheath past the local Sandleheath shop and then turn left at the crossroads, signposted Alderholt. Continue along this road and just after passing the Old Mill on your right, you will come to the property on your left hand side.

Viewing

By prior appointment only with the vendors agents Spencers of the New Forest. Please contact Ringwood Spencers for details of the informal tender.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us

Spencers of Ringwood, 42 High Street, Ringwood, BH24 1AG

T: 01425 462 600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com