



175 Central Way

Sandy Balls, Godshill, Fordingbridge, SP6 2JZ

SPENCERS
NEW FOREST



The Property

A well-presented, two bedroom, modern holiday home located in the popular Sandyballs Holiday Park. This lodge is set in a quiet woodland setting and features a large terrace.

This luxury lodge boasts an innovative, contemporary and stylish interior. It is furnished to a high standard and provides a relaxing retreat. This particular holiday lodge enables owners to visit as often as they want during the year, providing the stay is for no more than 60 days.

This holiday lodge could appeal to those seeking an investment due to its popularity for sub-letting. This service would be fully managed by Away Resorts, with cleaning and laundry by arrangement.

- There are two bedrooms, including a principal suite with an en suite and an array of fitted wardrobes.
- The kitchen is fully equipped with gas oven and hob including overhead extraction fan, dishwasher, washing machine and full size fridge-freezer.
- Modern shower room.
- Ample storage throughout.
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- Private parking is also conveyed.

The holiday home could also be available for sub-letting when not used by the owners providing an income. Subletting is fully managed by Away Resorts with cleaning and laundry by arrangement.

The New Forest National Park is one of the UK's most beautiful and unique regions for outdoor activities and is celebrated for its biodiversity and untouched landscapes. It provides an escape to ancient woodlands, open moors and wild heathland where ponies, deer, pigs and donkeys roam.



Services

- On-site warden, 24 hours
- The added benefit of a 12 month license to occupy
- Benefit of 20% discount on food & drinks in the pub and restaurant and 20% discount on activities. Free use of pool and gym.

The Situation

Sandy Balls Holiday Park situated on the very edge of the beautiful New Forest and offers a variety of on-site facilities and many activities for the whole family which have to be booked in advance (Spa retreat, bike hire, swimming pools, gym, alpaca walk). There is an on-site pub, restaurant and well stocked shop.

Fordingbridge is the closest town at approximately 3 miles, providing an excellent range of shops and amenities. The A338 is easily accessible, providing links to the market town of Ringwood (approximately 9 miles south), and to Salisbury (approximately 12 miles north). The larger coastal towns of Bournemouth and Christchurch are approximately 19 miles south via the A338.



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:

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