



Sandleheath, Fordingbridge, SP6 1QE

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NEW FOREST





The Property

Spencers are delighted to be marketing this beautiful Edwardian, semi-detached, three-bedroom home, which offers an abundance of original character features throughout, complemented by an attractive country-style kitchen. Old Well Cottage sits on a generous plot, amounting to approximately 0.548 acres. The gardens are extensive and have been well landscaped with the added benefit of a paddock, offering the opportunity to keep livestock.

- You are welcomed into this property through a bright hallway with attractive high ceilings and original doors which lead you through to the downstairs accommodation.
- The delightful living room features the original open fireplace, a tall storage cupboard, partly original and outlook to the front aspect.
- A spacious formal dining room with gas stove and under stairs storage cupboard.
- A charming country-style kitchen with solid wood worktops, Butlers sink, a good range of base wall and drawer units, integrated Bosch appliances and a 4 ring gas hob.
- The utility room lies to the back of the kitchen with space for white goods and ample storage. There is also a shower room and door providing access onto the rear terrace.
- The conservatory is generous in size and is flooded with light. Double doors give access into the rear garden.
- Impressive principal bedroom with built in wardrobes and front aspect.
- The second bedroom also benefits from built in wardrobes and a beautiful aspect over the rear gardens and adjoining paddock land.
- The third bedroom with front aspect.
- Three piece family bathroom suite with Burlington fittings and waterfall shower head over bathtub, services all three bedrooms.

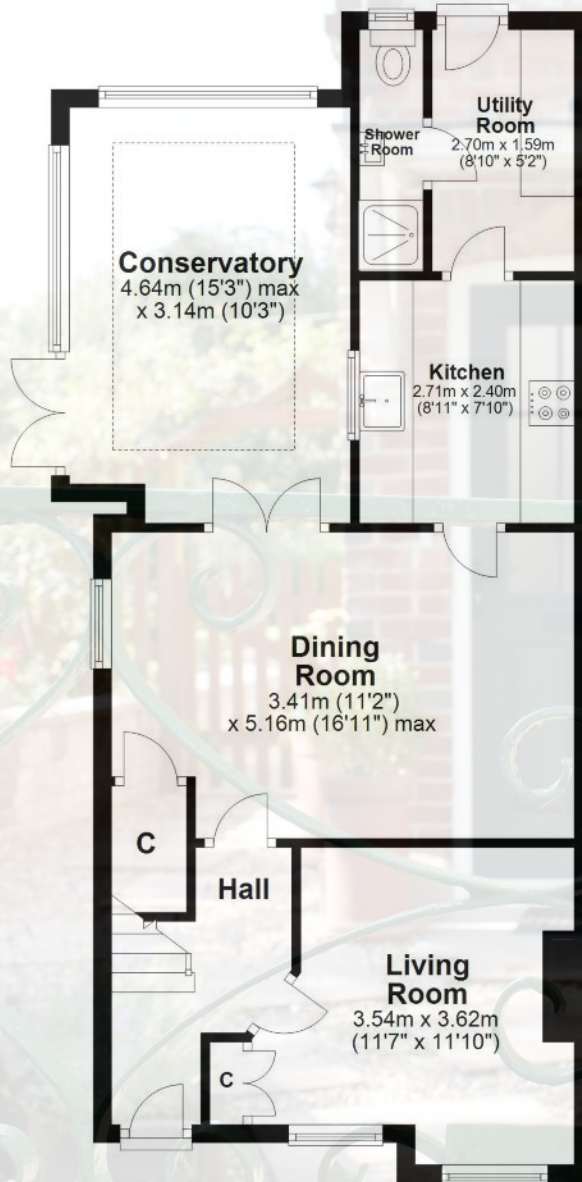




FLOOR PLAN

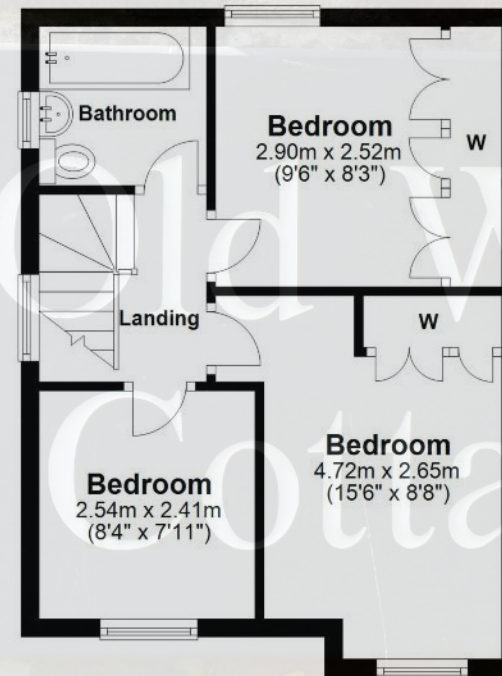
Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 98.7 sq. metres (1062.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.







Grounds & Gardens

This home has a gravelled driveway with space for several cars and access into the garage. A mature and well manicured hedge offers plenty of privacy with a quaint wrought iron gate which leads to the front door.

The gardens have been beautifully landscaped and are mainly laid to lawn, dispersed with flourishing flower beds and fruit trees.

The extensive gardens lead through to a paddock area, perfect for keeping some livestock, with a stable and a couple outbuildings which could be used as field shelters or for multiple other uses.



Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 for 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.



Directions

From Ringwood, join the A338 heading north. Take the exit for Fordingbridge and at the T junction turn left. At the roundabout turn left and continue through the high street towards Sandleheath. At the next roundabout, continue straight over into Station Road. Proceed for one mile and you will come to a staggered junction signposted to Alderholt on your left and Rockbourne on your right. Take the right turning towards Rockbourne and the property can be found on your left hand side.

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.

Services

Freehold

Energy Efficiency Rating: D

All Mains Connected

Council Tax Band: D

Ofcom Broadband Availability: 67Mbps (Superfast)

The property offers a large amount of loft space which could be converted STPP.



For more information or to arrange a viewing please contact us:

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