



6 The Glades

Sandy Balls, Godshill, Fordingbridge, SP6 2LX

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The Property

A brand new modern, two bedroom holiday lodge, in a raised position in a woodland setting within a renowned holiday park near to the New Forest National Park. This fully equipped stylish holiday home features open plan living with high quality fixtures and fitting and luxury bathroom suite.

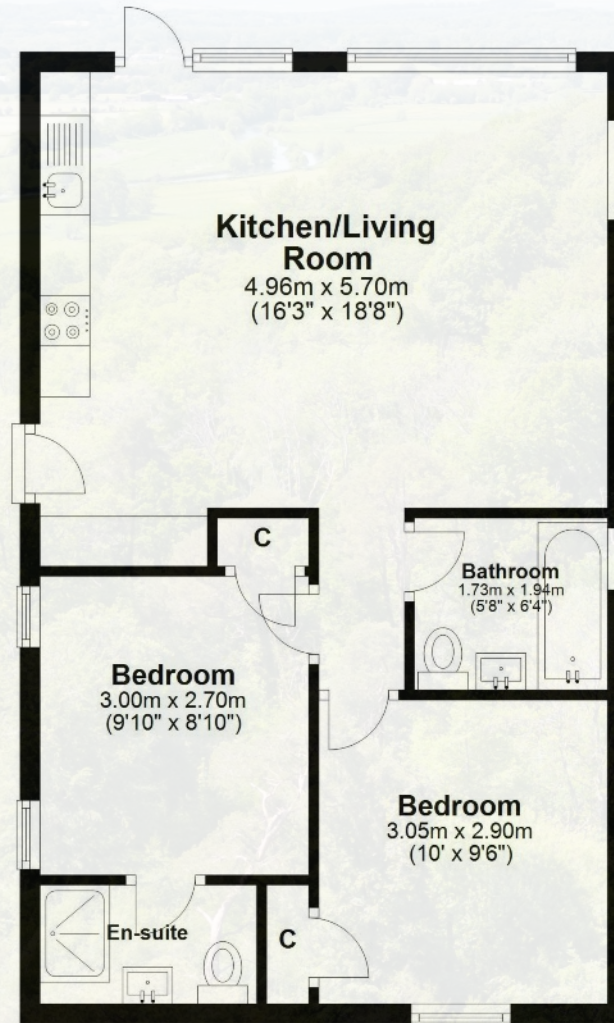
- Impressive generous open plan kitchen/living and dining with part vaulted ceiling
- Quality fitted kitchen with built in appliances, fully furnished
- Two beautifully presented bedrooms and a modern and stylish family bathroom with three-piece suite



 1  2  1

Ground Floor

Approx. 53.3 sq. metres (574.0 sq. feet)



Total area: approx. 53.3 sq. metres (574.0 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.





Directions

Leave Ringwood heading North along the A338 Ringwood to Fordingbridge road. When reaching Fordingbridge come off heading into the town but turn right into the Southampton road sign posted Godshill. Continue along this road for about two miles and you will come to Sandy Balls entrance on your left.



The Local Area

As the crow flies...

Ringwood School	2.9 miles
Moyals Court School	5.8 miles
Ringwood	2.4 miles
St Ives First School	0.6 miles
Cornerways Medical Centre	0.5 miles
Bournemouth Beach	11.1 miles
Moors Valley Country Park	1.8 miles



Grounds & Gardens

- Outside a super low maintenance raised terrace with hot tub

The Situation

The property is situated within the Sandy Balls Holiday Park; an idyllic retreat for short breaks offering spectacular grounds and leisure facilities. Although the property is situated within the grounds of the holiday park, its tucked along a quiet lane away from the hustle and bustle during the busy season, set within private gardens and surrounded by beautiful Scots Pines offering a great deal of seclusion. There are only a handful of similar privately owned lodges within the small cul-de-sac with a lovely community feel. 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.

Viewing

By prior appointment only with the vendor's 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.



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

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