



Sandle Lodge

Sandleheath, Fordingbridge, SP6 1PF

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Sandle Lodge

Sandleheath • Fordingbridge

Situated in the heart of Sandleheath, on the edge of the New Forest National Park, Sandle Lodge is a Georgian country home that stylishly incorporates period charm with modern luxury. Set amidst 3.2 acres of landscaped gardens and leisure facilities, this is a property well adapted to both lavish entertaining and relaxing country living.

Guide Price £3,000,000



6



4



6





The Property

Behind the tall wooden automatic gates, a curved gravel driveway sweeps to the front of the house, lined with mature trees and neatly manicured lawns. Step inside, and you're welcomed at once into the sleek reception hall, where 250 year old oak flooring guides you through the main living spaces. High ceilings and large sash windows let the interiors be filled with natural light, highlighting the meticulous period detail.

Principal House

- * Entrance Hall * Studio * Drawing Room
- * Kitchen/Dining/Family Room * Play Room * Utility Room
- * Boot Room * W/C
- * Main Bedroom Suite * Dressing Room * 4 Further Bedrooms
- * 4x En-Suite Bathroom * Family Bathroom * 1 Further Bedroom with ensuite * Basement

Outbuildings

- * Home Office/Store * Triple Garage * Additional Store
- * Machinery Store

Grounds

- * Gardens and grounds extending to approximately 3.2 acres
- * Additional acreage available under separate negotiation

Living and Entertaining Spaces

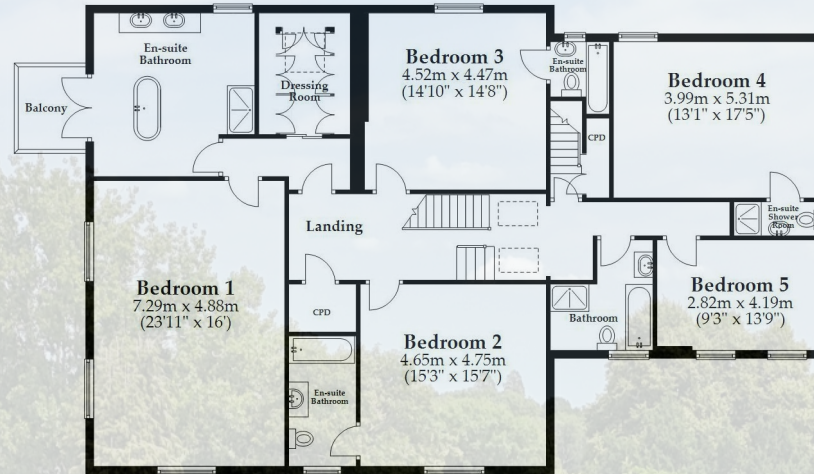
To the heart of the home, the open-plan kitchen, dining and family room offers a faultless blend of style and practicality. The custom-made Chalon kitchen is the focal point with a fitted Aga, Miele appliances and feature island, complemented by walnut parquet flooring with underfloor heating. A number of French doors open directly out into the gardens, extending the living area outside.

The drawing room is a light-filled retreat, featuring a focal point open fireplace, bay window seat and French doors leading out to the south-facing formal gardens. The study has been adapted as a playroom, while an additional reception room, currently used as a studio, would suit reversion to a formal dining room. A generous utility room and cellar provide superb storage, with space for a large wine collection.

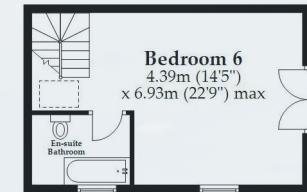


FLOOR PLAN

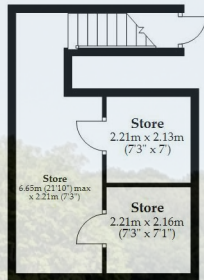
First Floor



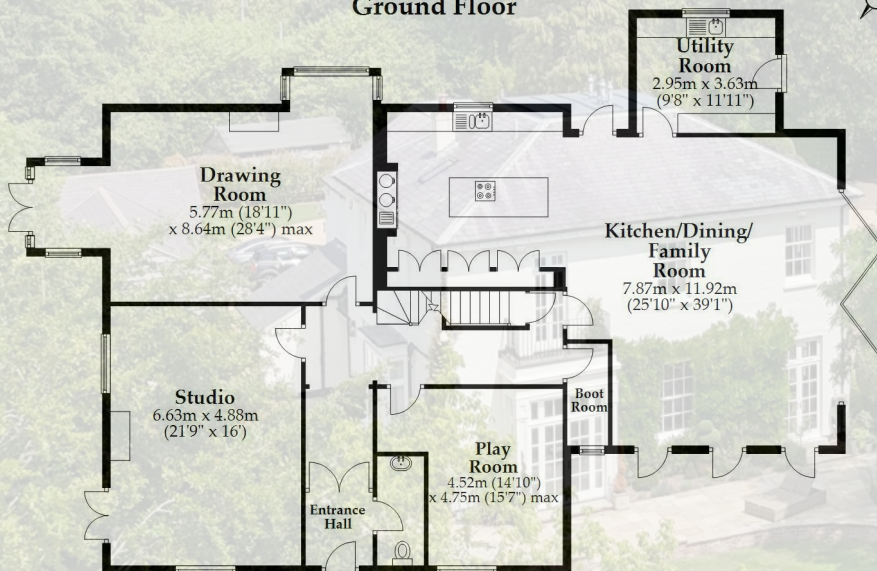
Second Floor



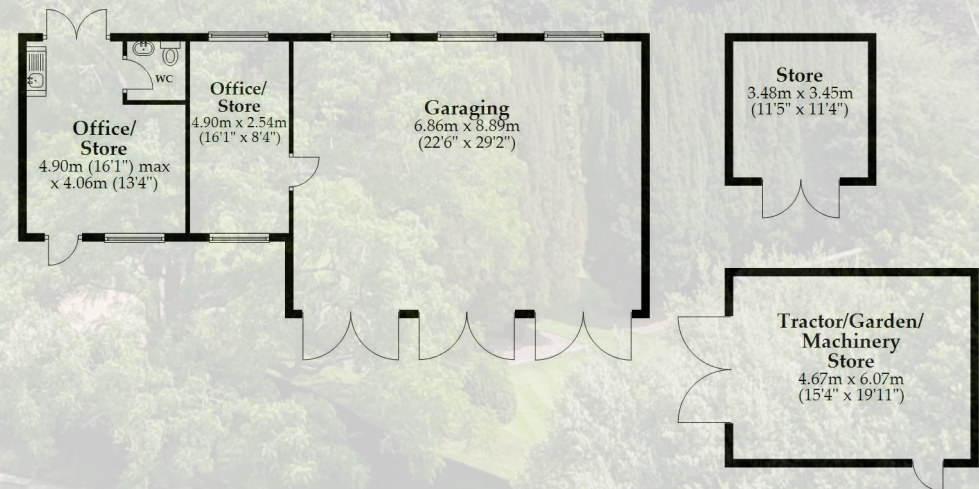
Basement



Ground Floor



Outbuildings



House Gross Internal Floor Area: approx. 467 sq. metres (5023 sq. feet) Excludes Balcony
 Outbuilding Gross Internal Floor Area: approx. 134 sq. metres (1142 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



Elegant Bedrooms & Luxurious Bathrooms

The master suite, featured in Country Life Magazine, is a masterclass in understated elegance upstairs. With double-aspect views, high ceilings, and a fully fitted dressing room, it's a haven in every sense. The en suite is a room for pampering, with a roll-top bath ideally positioned to take in the views of the landscape.

Four additional first-floor bedrooms are impeccably styled, three with en suite bath/shower rooms, along with a stylish family bathroom. A second staircase ascends to the second floor, where an additional double bedroom with en suite and Juliet balcony creates a private retreat.







Grounds and Gardens

Step outside, and the Sandle Lodge magic persists. The curving stone terrace wraps around the house, creating sunrise coffee spots to the east and sunset entertaining to the west. The sun terrace and swimming pool are the quintessential summer haven and the tennis court beckons friendly championships. A walled vegetable garden and fruit orchard produce apples, pears and plums, completing the country-living dream.

Services

- Council Tax Band: G
- Energy Performance Rating: D Current: 59D Potential: 70C
- Ofcom broadband speeds up to: 1000 Mbps (Ultrafast)
- Private drainage

Location and Lifestyle

Sandleheath offers a desirable village setting with a village shop, village hall and thriving tennis club. Day-to-day requirements are catered for in the local market town of Fordingbridge, while the New Forest National Park offers a playground for those who enjoy the outdoors, from horse riding and sailing to golf at nearby top-ranking courses.

For those who need to stay connected, transport links are excellent. Ringwood is just 9 miles away, with premier shopping at the Furlong Shopping Centre and both Bournemouth and Southampton Airports are within easy reach. Salisbury has a direct rail service to London Waterloo and the nearby M27 and M3 offer easy road connections.





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

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