



Sandleheath, Fordingbridge, SP6 1NY

SPENCERS
NEW FOREST

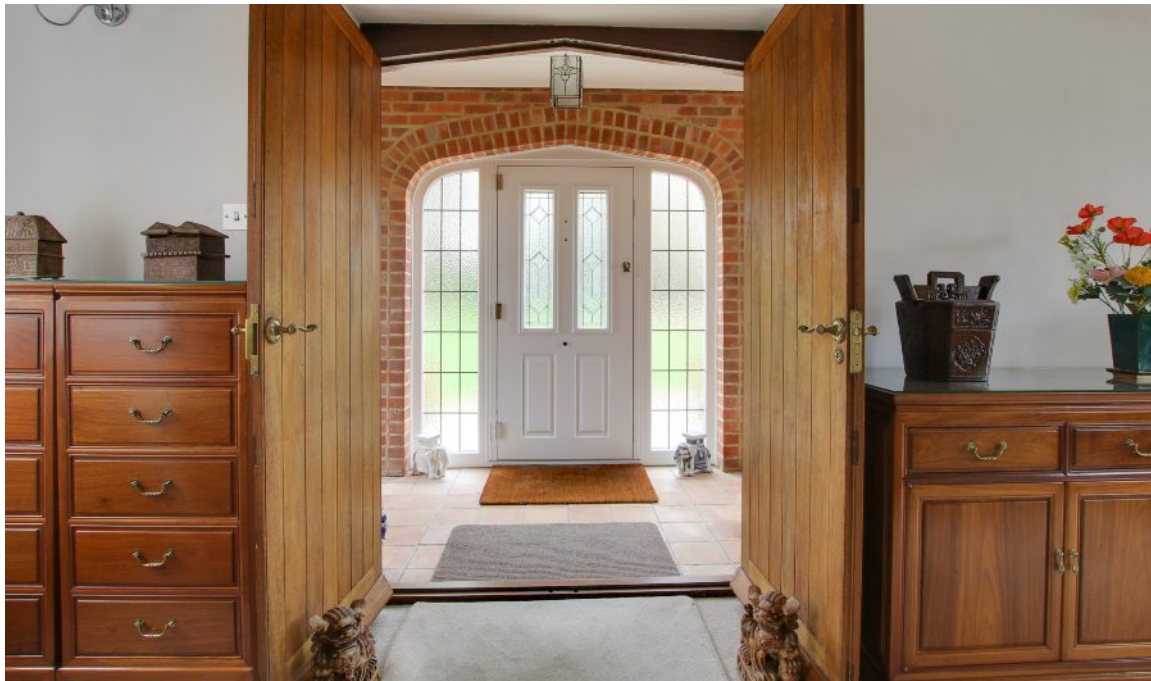




A magnificent country home situated in parkland grounds of 4.5 acres and is ideally located in a stunning rural back drop on the fringes of the New Forest town of Fordingbridge.

This well-appointed home dates from 1900 and it formed part of the Sandle Manor Estate of which the main house is now an independent school.

The house had later extensions carried out and now offers a substantial home of 5400 sqft featuring tall, elegant reception rooms with far reaching views across its own private grounds.



5



6



5







The Property

- Entrance porch with twin opening oak front doors leading into an impressive reception hall featuring lovely tall ceilings and central fireplace.
- The L shaped drawing room has a superb triple aspect and features an open fireplace with wood burning stove.
- Twin doors leading into a grand kitchen/breakfast room which has a superb range of bespoke built in base wall and drawer units with preformed solid granite work tops which include a central island with additional workspace.
- Built in quality appliances include AGA, conventional range style cooker with gas hob, space for an American style fridge freezer, dishwasher, and wine cooler. There is plenty of space for a dining table and chairs and a pleasant snug area with attractive views of the gardens.
- Sitting room with a double aspect featuring a wood burning stove adjoining a large open plan kitchen and dining area.
- This part of the property could easily be divided into a separate annexe with stairs leading to three first-floor bedrooms and two bathrooms in combination with the ground floor open plan kitchen/living dining room.
- Separate utility room and cloakroom.
- Stairs from the reception hall lead to a landing with access to six first floor bedrooms, with built in bedroom furniture and four bath/shower rooms.
- The master bedroom benefits from a superb walk-in dressing room with quality built in bedroom furniture and a modern and stylish en suite shower room with a four-piece suite.
- Two further bedrooms have en suite facilities and a main family bathroom with a luxury five-piece suite which includes a panelled bath, an oversized shower cubicle and his and hers wash hand basin.

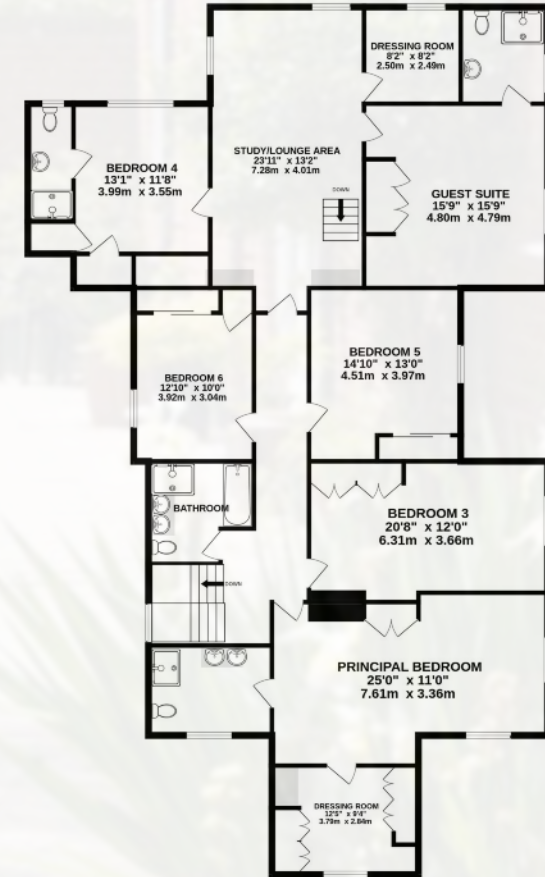
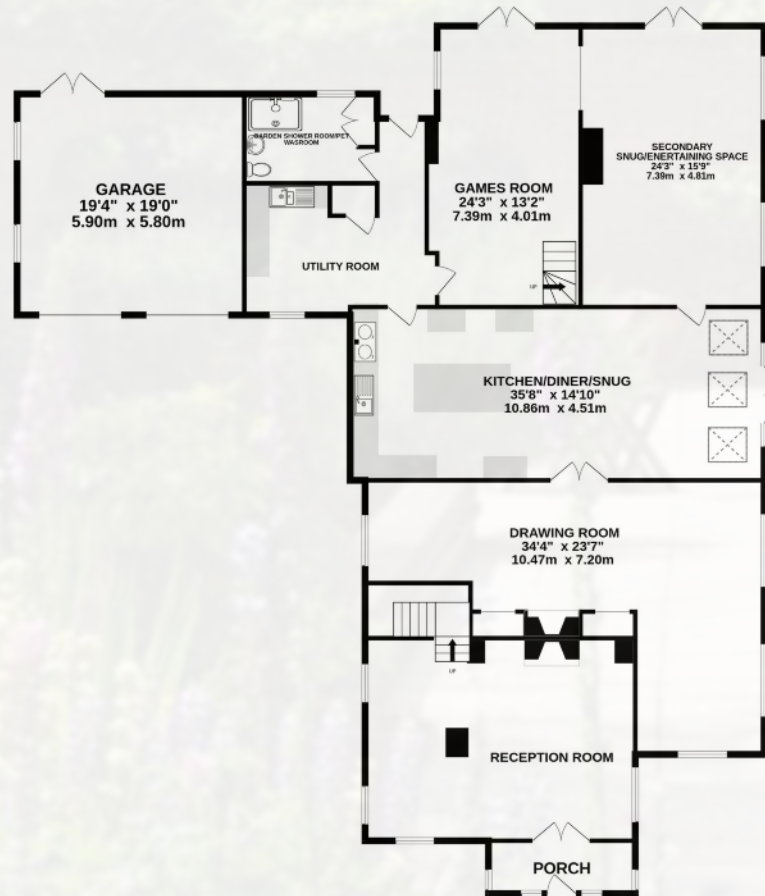


FLOOR PLAN

WORKSHOP
18'0" x 9'7"
5.11m x 2.92m

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 5586sq.ft. (519.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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Grounds & Gardens

A grand entrance off Marl Lane leads through wrought iron gates along a gravelled driveway into a generous courtyard for parking several vehicles.

There is an attached double garage with up and over doors and a workshop and garden machinery store at the rear.

The well-tended parkland gardens lie mainly on three elevations to the north, east and south of the house and feature a large terrace being adjacent to the main reception rooms and the kitchen.

The terrace has attractive brick lined borders which are well stocked with a variety shrubs, ground covering plants and some perennials.

The sweeping lawns are interspersed with well stocked flowering borders, wildlife ponds, fenced paddock and an orchard with a variety of fruit trees which include apple, plum and quince.



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 post office and only a short journey from the town of Fordingbridge; offering a comprehensive range of shops, cafes and restaurants and a local hospital. 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.



New Forest National Park



The George Pub



Fordingbridge Town



Forres Sandle Manor School

Directions

Leave Ringwood onto the A338 Ringwood to Fordingbridge Road. Drive through Fordingbridge taking the Sandleheath Road. As you drive along Station Road turn right immediately after passing Normandy Way into Marl Lane (unmade road). This lane is quite long so after a while you will come to the property on your right.

Services

Energy Performance Rating: C Current: 73 Potential: 78
 Council Tax Band: H
 Available download speeds of 34 Mbps Superfast (Ofcom)
 Central heating/ Hot water is gas fired and Septic Tank

Points Of Interest

As the crow flies...

Fordingbridge	1.4 miles
The George Pub	1.5 miles
Salisbury	12.7 miles
Ringwood	7.6 miles
Forres Sandle Manor	0.3 miles
Moyles Court School	6 miles
Bournemouth	18 miles
Christchurch	16.4 miles
New Forest National Park	2.2 miles

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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