











## The Property

Oakfield, a newly constructed home by local builders Healthy Developments, has been beautifully crafted to their exacting standards and positioned to take full advantage of its countryside setting, with far-reaching views over surrounding farmland.

The home has been built with health and families at the heart. Built using many natural and low emission materials, coupled with a whole house fresh air system, plastic free paints and even plastered ceilings that can decompose harmful VOCs, this a home that you provides you with a sanctuary to live in.

As you walk in to the entranceway, you are met with a vaulted ceiling that stretches the full height of the building, giving you a sense of space and quality throughout. The kitchen is a hand built solid wood kitchen that has been finished with Little Greene paint, with an oversized island providing the perfect spot for a morning coffee looking out over the meadow.

Upstairs, the striking mezzanine benefits from open views of the countryside, which could be used for some casual seating or a study area. The bedrooms are large and well proportioned, with the master suite having its own walk-in wardrobe. The bathroom suites are finished to a high standard, with both first floor bathrooms having their own separate bath and shower.



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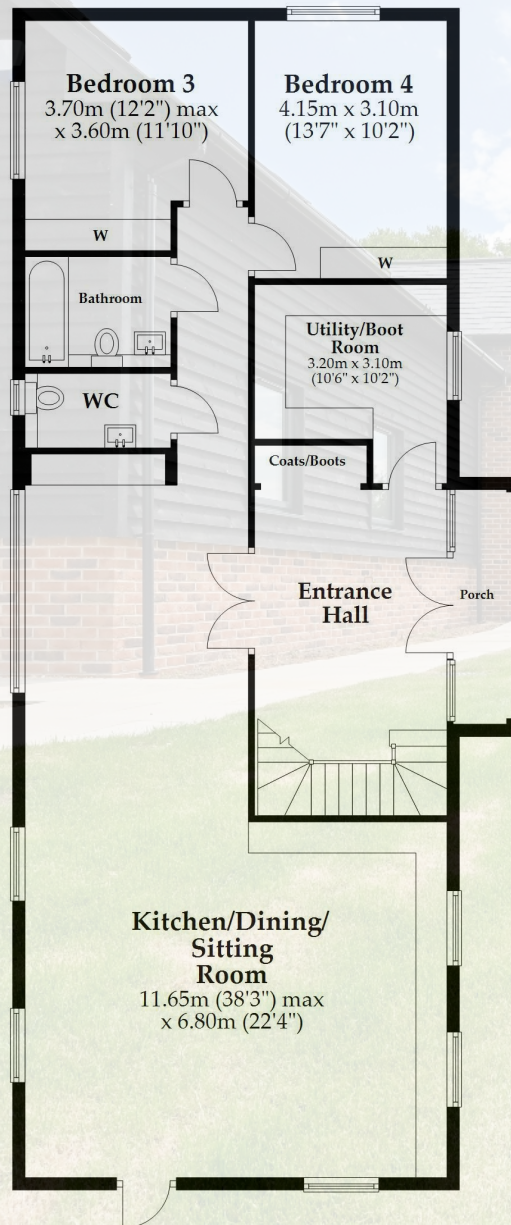


## FLOOR PLAN

Note: Measurements were taken from architect's plans and may not exactly represent the finished room sizes.

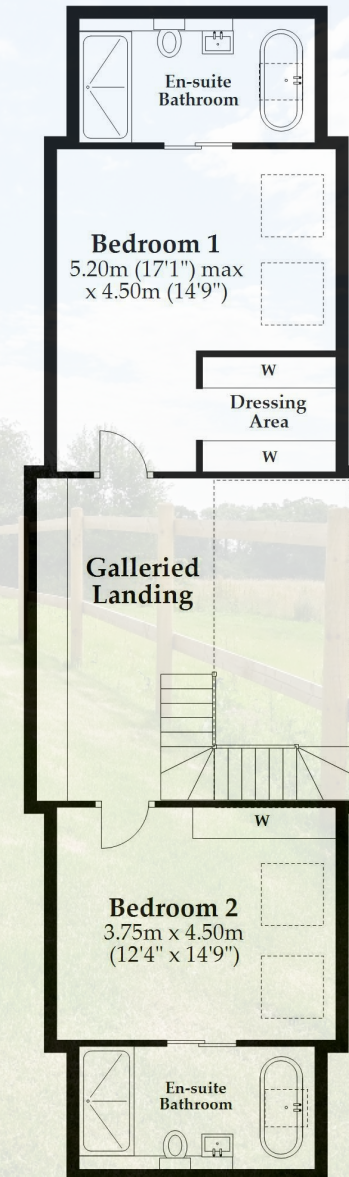
### Ground Floor

Approx. 130.3 sq. metres (1402.5 sq. feet)



### First Floor

Approx. 75.9 sq. metres (817.2 sq. feet)



Total area: approx. 206.2 sq. metres (2219.7 sq. feet)

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









## Additional Information and Specification

- Tenure: Freehold
- Council Tax Band: TBC
- All Mains Connected
- Energy Performance Rating: TBC
- Nuaire Mechanical Ventilation Heat Recovery System
- Underfloor heating throughout the ground floor
- Bosch Air source Heat Pump and hot water cylinder
- Solid wood kitchen with Quartz countertops
- Traditionally wet plastered walls
- Edward Bulmer plastic free paints to all walls and ceilings
- Little Green low-VOC eggshell to the kitchen cabinets
- Artisan of Devizes tiling throughout
- Natural wool carpets laid to the bedrooms
- Healthy Developments' patented low electromagnetic radiation wiring design
- 10 year structural warranty to the specification



## The Situation

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.





## Grounds and Gardens

Externally, the property sits within a wrap-around lawned garden, with a further area laid to wildflower meadow, creating a natural and low-maintenance extension of the garden. There is off-road parking for multiple vehicles.



## Important Notice

Spencers 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.





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