



Little Woodfalls

Salisbury, SP5 2NN

S P E N C E R S





The Property

A well positioned detached four bedroom home, perfectly located on an elevated site overlooking fields, with far reaching views across neighbouring countryside. This extended home features a large open plan kitchen/dining/living room, ideal for family living.

- A generous L shaped living room, which has been thoughtfully arranged to include an office/study area.
- An adjoining conservatory benefiting from views over the fields to the rear.
- Entrance hall with cloakroom, snug/TV room.
- Impressive, re-fitted open plan kitchen/dining/living room with a large central island, including breakfast bar.
- A good range of built in appliances, including an electric induction hob, double oven microwave and provision for a dishwasher and wine cooler.
- Attractively tiled floors, with two sets of French doors leading out onto the surrounding terrace and gardens.
- Utility room with space for a washing machine and dryer, along with an additional utility/boot room featuring a Belfast sink.
- Four first floor bedrooms, with a superb principle main bedroom with a modern and stylish ensuite shower room, including an oversized walk-in shower.
- A family bathroom with a modern three-piece suite service the reminder of the bedrooms.



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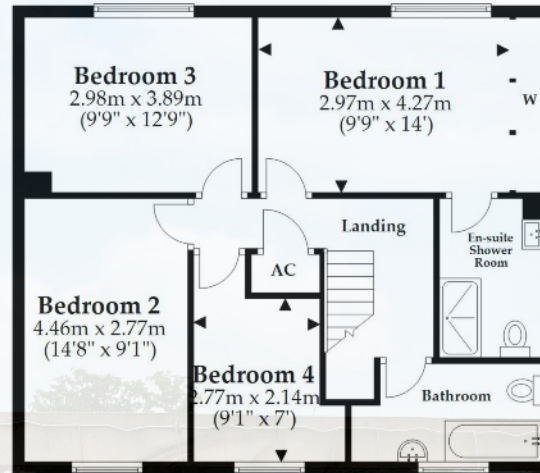


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FLOOR PLAN

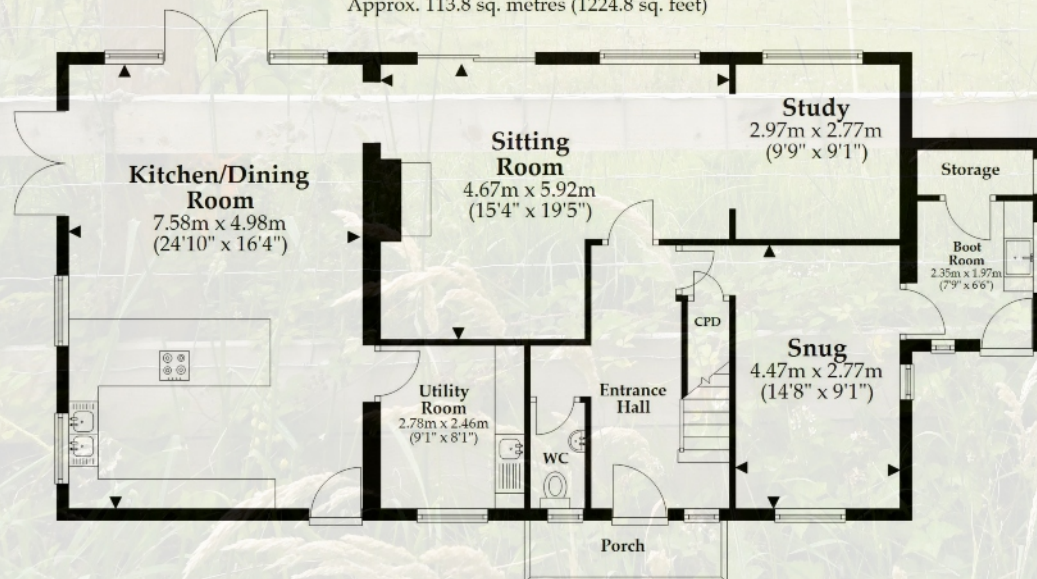
First Floor

Approx. 66.5 sq. metres (715.6 sq. feet)



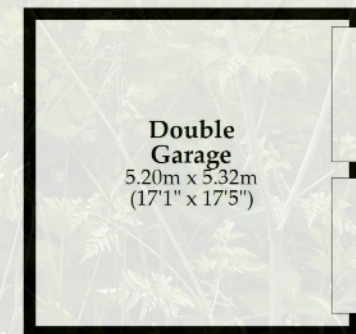
Ground Floor

Approx. 113.8 sq. metres (1224.8 sq. feet)



Garage

Approx. 27.7 sq. metres (297.8 sq. feet)



Total area: approx. 207.9 sq. metres (2238.2 sq. feet)

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





Additional Information

- Tenure: Freehold
- Council Tax Band: D
- Mains Connection to electricity, water and drainage
- Gas Central Heating
- Energy Performance Rating: C Current: 70C Potential: 75C
- Superfast broadband speed of up to 54 Mbps (Ofcom)
- FFTC - Fibre-optic to the cabinet, then to the property

Directions

From the main Ringwood Roundabout, join the A338 heading towards Fordingbridge. Continue on this road for 8 miles and just as you head into Breamore, turn right onto Woodgreen Road. Stay on this road, passing through Woodgreen and continue on Hale Lane, heading into Woodfalls. Just after passing the Woodfalls Inn Pub, turn left into Little Woodfalls Drive. At the T junction, turn left and continue to the end. Number 8 can be found on your right hand side.







Grounds and Gardens

The property is approached by an impressive gravel drive, providing ample off road parking as well as access to a double garage. To the rear, immediately adjacent to the property is a stone terrace, creating an ideal alfresco dining area. The boundaries are partly formed by post and rail/stock fencing, allowing interrupted views of the surrounding countryside to be enjoyed. The reminder of the gardens are laid to lawn and there is a generous home office, which is currently being used as a home gym. A garden shed also provides additional storage.

The Situation

The property is situated in Woodfalls, the neighbouring village of Redlynch, on the edge of the stunning New Forest National Park. Offering over 140,000 acres of heathland and ancient woodland, it offers endless walking, cycling and horse riding routes. The Parish of Redlynch has a popular newsagents with a post office, a primary school, village hall and pub. The neighbouring town of Downton has a secondary school, library, doctors' surgery, chemist, cafe, pub and a supermarket. It also hosts the annual well renowned spring cuckoo fair - much loved annual community event. The beautiful cathedral city of Salisbury is approximately a 20 minutes' drive away and boasts a wealth of educational establishments, including two grammar schools, shopping facilities, a leisure centre and a mainline railway station with journey time to London Waterloo of approximately 90 minutes. Also within easy reach are Bournemouth and Southampton, both with international airports.

Important Notice

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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.





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

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