



3 The Glades

Sandy Balls, Godshill, Fordingbridge, SP6 2LX

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The Property

A stunning, three bedroom brand new lodge which is located in an attractive sylvan setting with views over the surrounding forest. This luxurious holiday lodge features an open plan kitchen/living dining room, modern and stylish bathroom suites, outdoor split level terrace with outdoor entertaining area including an outdoor kitchen and two hot tubs. This lodge is fully equipped with fixtures fittings and furnishings and ready to use immediately.

- Entrance hall/utility room
- A magnificent open plan kitchen/dining room and living room featuring a fireplace with a modern and stylish surround
- The kitchen has a superb range of built in base, drawer and floor to ceiling units with attractive work surfaces over
- Good quality built in appliances with dining and living room furniture. Two large sliding doors leading out onto a rear elevated split level terrace
- Three bedrooms with built in bedroom furniture
- Master bedroom features , good quality floor to ceiling wardrobes and a luxury ensuite bathroom with a modern three piece suite
- This room has the added benefit of doors leading out into it's own private terrace and hot tub
- The two further bedrooms are serviced with a modern and stylish three piece suite



FLOOR PLAN

Ground Floor

Approx. 125.4 sq. metres (1349.7 sq. feet)



Total area: approx. 125.4 sq. metres (1349.7 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.

Services

- The lodges come with a 30 year site licence, which can then be extended on a 12 month rolling basis depending on condition.
- As part of the annual site fees, we will maintain the development itself (grass cutting, tree care etc) as well as the owner and family members getting free use of the facilities and year round usage. (non residential).
- Gas & Electricity are metered and charged quarterly. The annual charge for water/sewerage/refuse collection is £571
- On-Site warden, 24 hours

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

There is a stunning split level raised terrace with a covered outside kitchen, perfect for alfresco entertaining.

There is a second hot tub, glass screening and superb views over the adjacent and surrounding woodlands, making it feel like a tree house.

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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