



26 The Brambles

Sandy Balls, Godshill, Fordingbridge, SP6 2JZ

SPENCERS
NEW FOREST



The Property

This holiday home is in perfect condition and has been privately owned for four years from new. It is on a peaceful sunny site beside fields and woodland. It has a large patio area with decking. It boasts an innovative contemporary and stylish interior. It is furnished to a high standard and has a very efficient central heating system and is a very cosy retreat. Private parking. There is a season length of 9 months a year and the owners can visit as often as they want during the season.

- Sleeps 6/8 (one double bedroom and two bedrooms with two single beds). Sofabed in lounge.
- Shower and WC, and separate WC all finished to a high standard.
- Ample storage throughout.
- WiFi and TV, also TV point in main bedroom.
- The kitchen is fully equipped with gas oven and hob including overhead extraction fan, dishwasher, washing machine and full size fridge-freezer.

The holiday home could also be available for sub-letting when not used by the owners which would guarantee income. Subletting is fully managed by Away Resorts with cleaning and laundry by arrangement.

The New Forest National Park is one of the UK's most beautiful and unique regions for outdoor activities and is celebrated for its biodiversity and untouched landscapes. It provides an escape to ancient woodlands, open moors and wild heathland where ponies, deer, pigs and donkeys roam.

FLOOR PLAN





Services

- On-site warden, 24 hours
- Council Tax Band: B

The Situation

Sandy Balls Holiday Park situated on the very edge of the beautiful New Forest and offers a variety of on-site facilities and many activities for the whole family which have to be booked in advance (Spa retreat, bike hire, swimming pools, gym, alpaca walk). There is an on-site pub, restaurant and well stocked shop.

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.

Viewings

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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