

South Acre, 6 Sandle Copse, Sandleheath, Fordingbridge SP6 1DX



A spacious detached bungalow with scope for modernisation and improvement set in attractive private garden grounds of approximately 1 acre.

Hall, sitting room, study, dining room, kitchen/breakfast room, conservatory, 3 bedrooms, en-suite and family bathrooms. Cloakroom/WC. Single garage. Double garage/workshop. Gardeners WC. PV panels. Gas fired central heating. No forward chain. EPC band D.

Guide price: £795,000 Freehold

Viewing : Strictly by prior appointment through above sole agents.

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Outgoings: Council tax band: G Amount payable Council Tax: £3,362.57

Services: Mains water, electricity, gas and drainage.

Location: Occupying a secluded position in a sought after private road within the popular village of Sandleheath.

To Locate: From our office in Fordingbridge proceed along the High Street which turns into Shaftesbury Street. When entering the village turn left into Sandle Copse.

The thriving community of Sandleheath has the benefit of a general store, a chapel, tennis club and village hall. There is easy access to rural footpaths and bridleways nearby leading to pleasant country walks and the village lies to the west of the New Forest National Park which offers thousands of acres of woodland and heathland to explore. There are further shopping facilities available in nearby Fordingbridge where there are a variety independent shops, pubs and eateries, a building society, public library and churches of various denominations. For education there is infant & junior schooling at Western Downland with centres at nearby Damerham & Rockbourne respectively, a feeder school for the Burgate Secondary School and Sixth Form. Salisbury is 11 miles to the north where there is a mainline rail station to London Waterloo. The M27 junction 1 is some 11 miles via the B3078 from Fordingbridge.

The property which is situated in delightful garden grounds that extend to approximately an acre with the principle rooms having views over the garden. Built in the 1960s and extended in the 1980s the bungalow now in need of modernisation and general updating offering a potential buyer the opportunity to create a lovely home in a fabulous position.

Covered entrance with door to:

Enclosed porch and door to:

Hall: Radiator. Cloaks cupboard.

Cloakroom: WC. Washbasin.

Study: Radiator.

Dining room: Radiator.

Kitchen/breakfast room: Fitted with an extensive range of base cupboards, drawers and wall units. Laminate work surfaces. Space for fridge/freezer. Integrated double oven. 4 burner gas hob with extractor over. Utility area. Doors to single garage and outside.

Upvc conservatory.

Sitting room: Doors to patio and garden. Stone fireplace with wood burning stove fitted. 2 radiators.

Bedroom 1: Built-in wardrobes. Radiator.

En-suite: Corner bath. Double basin vanity unit. WC. Bidet. Shower enclosure. Heated towel rail.

Bedroom 2: Pedestal washbasin. Radiator.

Bedroom 3: Linen cupboard with lagged hot water tank and shelves.

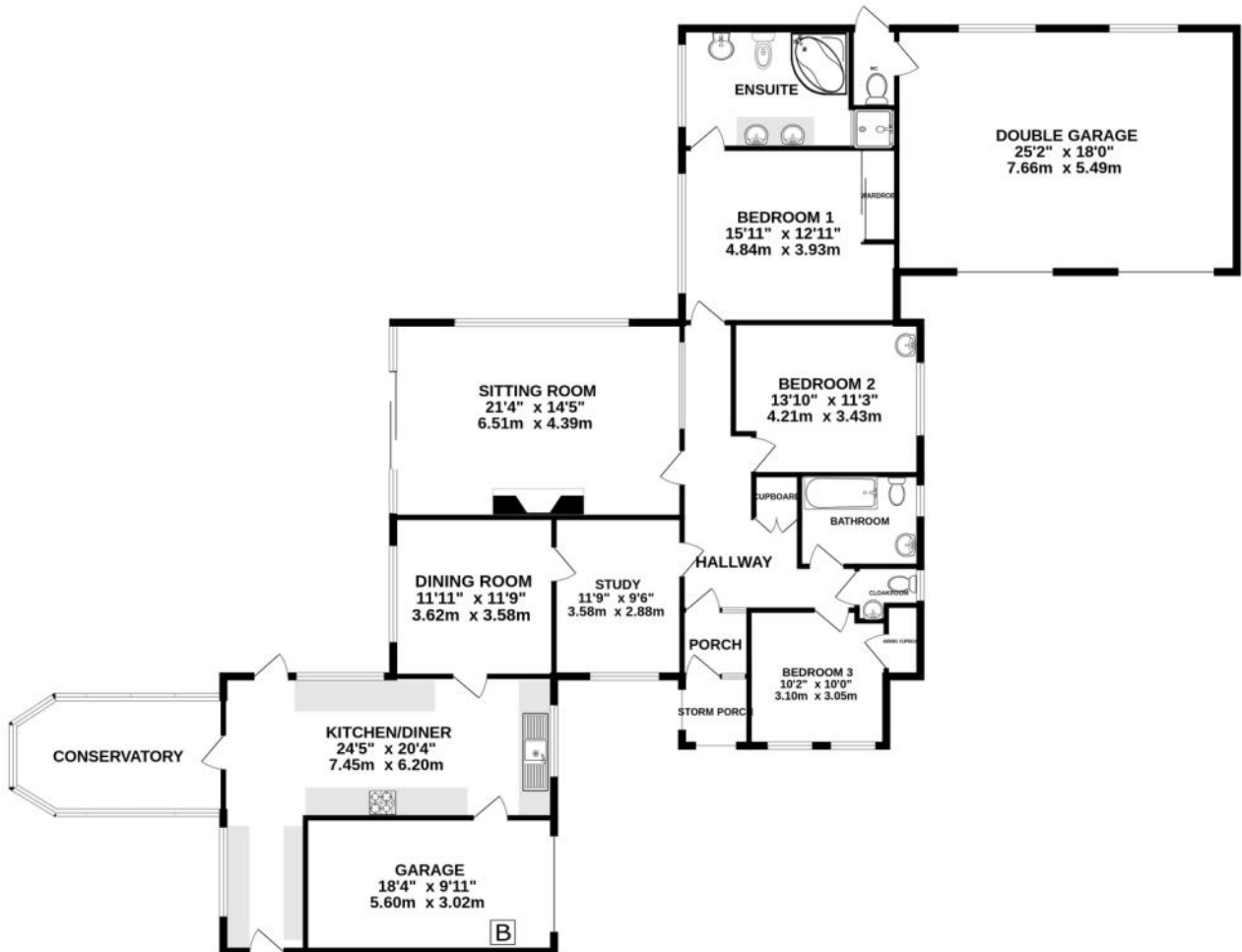
Family bathroom: Panelled bath. Pedestal washbasin. WC. Heated towel rail.

Outside: The property is approached over a generous gravel drive leading to a double garage/workshop with "gardeners" WC and a single garage which houses the gas fired boiler. The well-maintained attractive and established garden offers a good degree of privacy and is laid mainly to lawn with mature hedging, a wooded area and shrub planting. A patio area is accessed front the sitting room and kitchen.





GROUND FLOOR
 2506 sq.ft. (232.8 sq.m.) approx.



TOTAL FLOOR AREA : 2506 sq.ft. (232.8 sq.m.) approx.

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