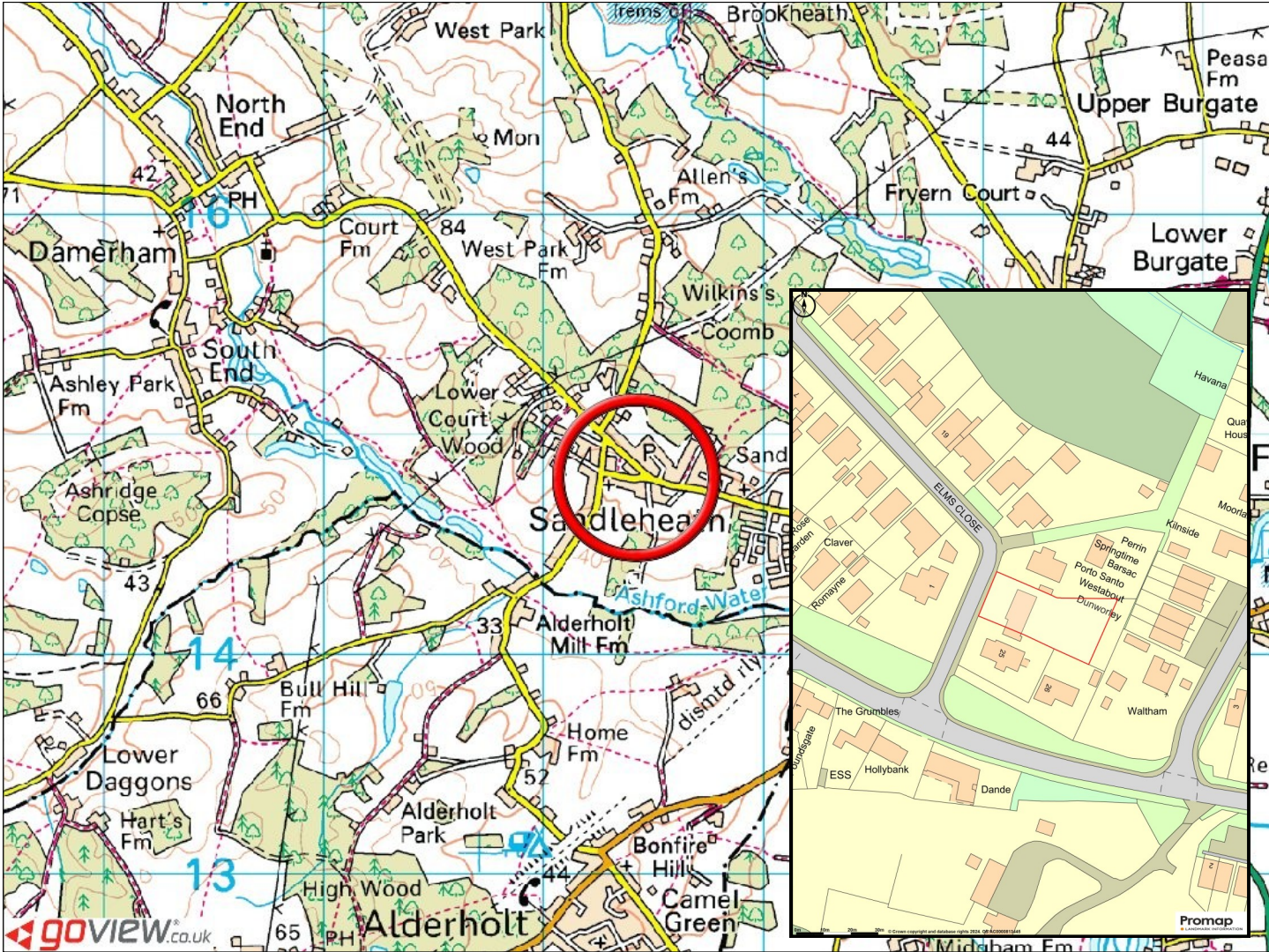


23 Elms Close, Sandleheath, Fordingbridge, Hampshire SP6 1PH



A well-presented detached bungalow with a large, (0.20 acres) garden, quietly positioned within the popular village of Sandleheath.

Hall, sitting room, dining room, kitchen/breakfast room, 2 double bedrooms and bathroom/WC. Generous garden. Garage and parking. Electric heating. EPC band F. No forward chain.

Price: £375,000 Freehold

Viewing: Strictly by prior appointment with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
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Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax band: D Amount payable 2024/25: £2,110.05

Services: Mains water, electricity and drainage.

Location: The property enjoys a convenient, quiet location within the popular village of Sandleheath.

To locate: From our office in Fordingbridge proceed along the High Street which turns into Shaftesbury Street. Continue for approximately 1.5 miles to the village of Sandleheath and Elms Close will be found on the right hand side before the village shop.

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 from the property 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 is 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 comprises a detached bungalow with facing brick elevations, under a tiled roof. The property has been well-maintained with very well presented accommodation while also offering the opportunity to extend (subject to planning) or reconfigure if desired.

Storm porch with Upvc door to:

Hall: Laminate flooring. Electric heater. Airing cupboard with lagged hot water cylinder and shelving.

Sitting room: Tiled fireplace (open fire). 2 electric heaters. French doors to:

Dining room: Bay window with door to patio and garden. Electric heater.

Kitchen/breakfast room: Fitted with a range of base cupboards, drawers and wall units. Laminated work surfaces. Polycarbonate sink. Electric hob with extractor over. Double electric oven. Space and plumbing for washing machine. Space for fridge/freezer. Larder cupboard. Electric heater. Door to patio and garden.

Bedroom 1: 2 Built-in wardrobes. Built in drawers. Electric heater.

Bedroom 2: Built in wardrobe. Built in drawers. Electric heater.

Bathroom: Corner bath. Pedestal washbasin. WC. Electric heater and heated towel rail.

Outside: The property is approached from Elms Close over a private driveway leading to the single garage with personnel door to rear garden. The front garden is laid to lawn with established and well planted beds, a brick wall to the front boundary and double wrought iron gates.

The attractive rear garden is laid mainly to lawn with well planted deep herbaceous beds, a large patio adjoins the rear of property and is accessed from the dining room and kitchen. With a circular patio set within the garden, a perfect spot to enjoy the evening sun. A sunroom is also located on the patio.

