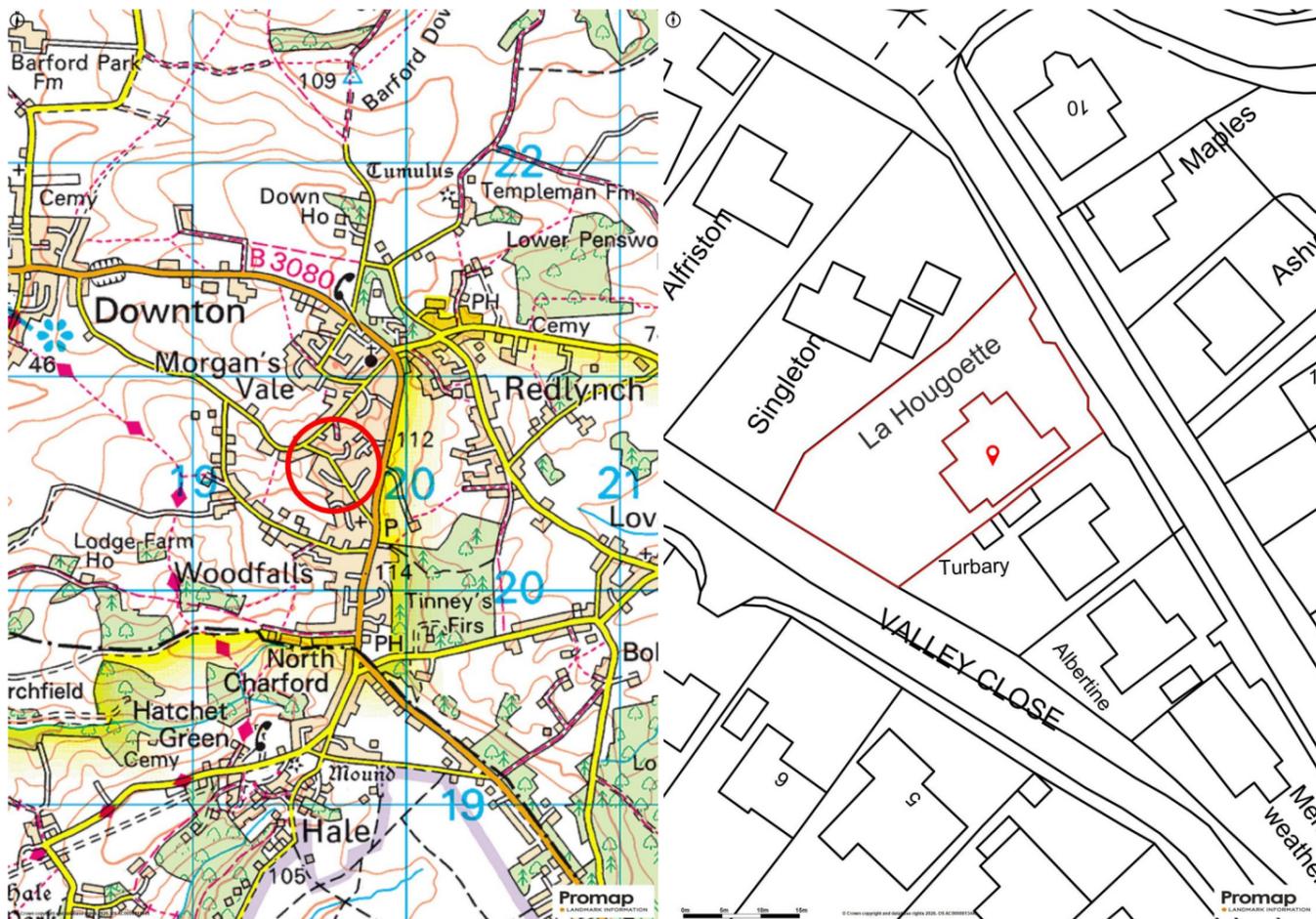


### La Hougoette, Vale Road, Woodfalls, Salisbury SP5 2LY



**A spacious detached bungalow in a generous, private south-west facing garden offering scope to update or extend (subject to planning) and located within a sought after village.**

Enclosed porch, hall, kitchen, sitting room, dining room, sunroom, 3 bedrooms and shower room/WC.  
Gas fired central heating. Upvc double glazing. Parking. Garden. No forward chain.  
EPC band D.

**Guide Price: £450,000 Freehold**

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH  
Tel: 01425 655333 E-Mail: [post@adriandowding.co.uk](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://www.adriandowding.co.uk)

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: E Amount payable 2025/26: £2959.93

**Services:** Mains water, electricity, gas and drainage.

**To locate:** From Fordingbridge, proceed northwards on the A338 towards Salisbury until reaching Downton (approx. 5 miles). Turn right at the traffic lights and continue through the village and ascend Lode Hill. Continue for a further 2 miles or so until reaching Woodfalls. Proceed along the Ridge before turning right in to Vale Road where the property will be found on the left hand side.

The village is convenient for access to a number of important centres. Salisbury to the north has a main line rail station for services to London (Waterloo). There is easy access to Cadnam to the south east via the B3080 (9 miles) for connecting to the M27/M3. Southampton is some 17 miles. The south coast, Bournemouth, Poole & Lymington within 25 miles.

Local amenities include the Parish Church & Public House. There is a Primary school at Morgans Vale and an excellent village store & Post Office in Woodfalls. Nearby Downton has a number of local shops, a supermarket & the Trafalgar Secondary School. Woodfalls also lies within the Salisbury Grammar Schools catchment area.

Built during the 1960s of traditional cavity wall construction with part timber and stone clad elevations under a tiled roof. The bungalow is now in need of general updating/modernisation throughout with potential to extend (subject to planning) to create a lovely family home in a popular and convenient village location.

**Enclosed porch with door to:**

**Entrance hall:** Oak floor. Built-in cupboard. Radiator. Loft access.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Plumbing and space for washing machine. Stainless steel sink. Electric oven and hob with extractor over. Shelves linen cupboard. Gas fired boiler. Door to:

**Garden room:** Upvc construction with doors to decked area.

**Sitting room:** Stone fireplace with wood burning stove. Radiator. Door to Garden Room.

**Dining room:** Radiator.

**Bedroom 1:** Built-in wardrobe. Radiator.

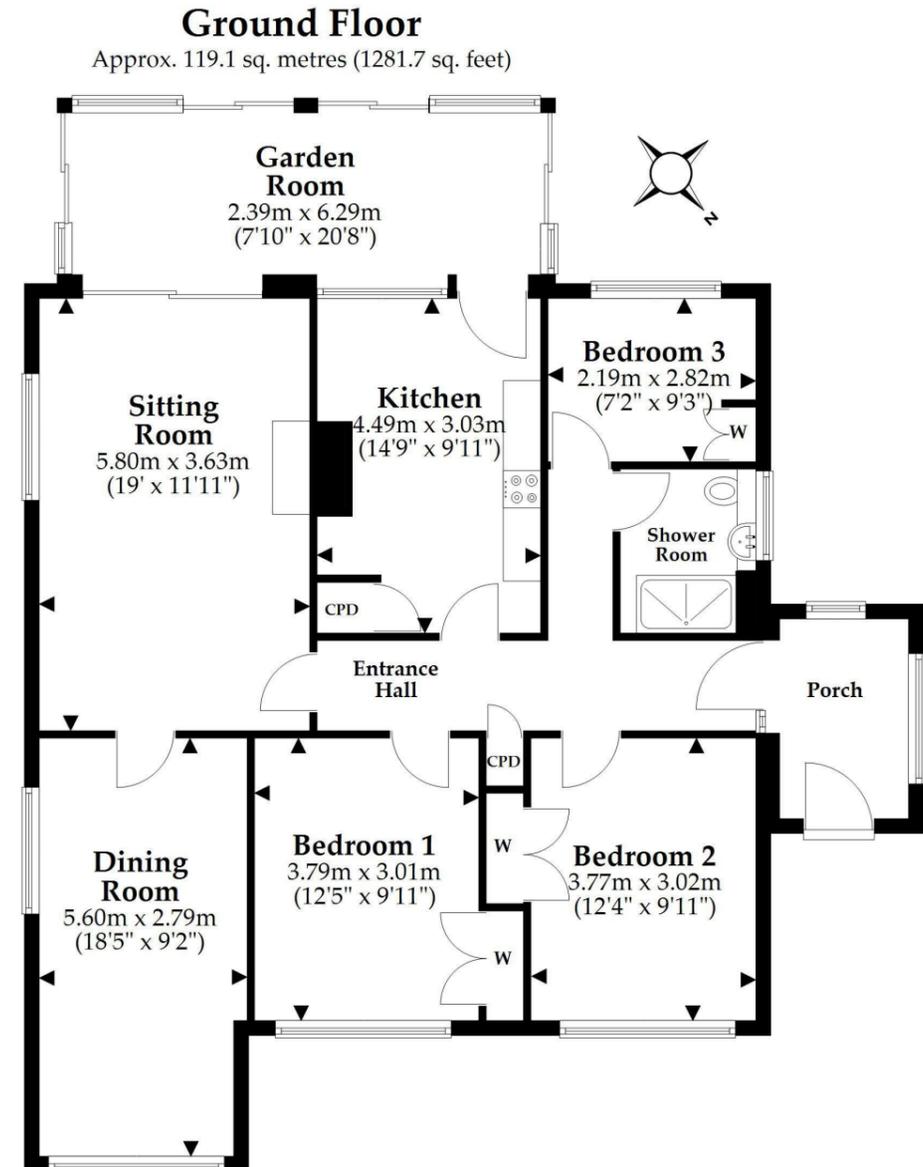
**Bedroom 2:** Built-in wardrobe. Radiator.

**Bedroom 3:** Built-in wardrobe. Radiator.

**Shower room:** Shower enclosure with mains shower fitted. Vanity washbasin and WC. Heated towel rail.

**Outside:**

The property is approached with two driveways providing generous parking. The front garden is laid mainly to lawn with the rear garden having a raised deck and patio area, lawn, 2 sheds and a greenhouse.



Total area: approx. 119.1 sq. metres (1281.7 sq. feet)

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

