



**Sandleheath, Fordingbridge**  
**Offers In The Region Of £700,000**

  
**MARTIN & CO**



**Sandleheath, Fordingbridge**  
4 Bedrooms, 3 Bathroom  
Offers In The Region Of £700,000

- Luxury 4/5 Bedroom Family Home
- Landscape Garden
- Stunning Views
- Annexe Potential
- En Suite To Master
- Beautiful Kitchen / Breakfast Room
- Underfloor Heating
- Triple Glazed Windows
- Thomas Sanderson Window Blinds
- EPC Rating A
- Council Tax Band F
- Vendors Suited



**PROPERTY INFORMATION** Sandleheath is located just outside Fordingbridge, the village itself has a shop, post office, church and tennis club. Fordingbridge is a short drive away which has a range of independent high street shops, health centre, library along with private and state schools. The open New Forest is within three miles. The property is on a local bus route & is approximately 15 miles to Salisbury and 8 miles to Ringwood.

**PROPERTY FEATURES** Cedarwood House has been built with a low energy specification and benefits from an EPC Rating A. The property has 16 solar energy panels on the roof, a Samsung heat source pump, underfloor heating on the ground floor and airflow radiators on the first floor & triple glazed windows. The current owners have installed Thomas Sanderson window blinds throughout this home. The property has just over 4 years remaining of the NHBC which was dated in 2015.

**ENTRANCE HALL** A bright and spacious entrance hallway with storage cupboard and WC. A modern oak and glass staircase which leads to a first floor galleried landing.

**KITCHEN FAMILY ROOM** 20' 0" x 14' 9" (6.1m x 4.5m) A great size family kitchen with double doors leading to the patio and landscaped gardens. The kitchen comprises of a range of German made floor and wall mounted units with appliances.

**LIVING ROOM** 20' 8" x 12' 11" (6.3m x 3.96m) A rear aspect living room with double doors leading to the patio area. The living room has a beautifully tiled fireplace with oak boarder and mantel piece.

**STUDY** 12' 7" x 8' 9" (3.84m x 2.69m) A front aspect study perfect for working from home. The study benefits from built in furniture.



**DINING ROOM/BRDROOM 5 17' 7" x 8' 11" (5.38m x 2.74m)** A versatile rear aspect room currently used as a second living room with patio doors leading to the rear patio. There is a solid loft ladder which gives access to a good size loft room with two Velux windows with amazing views. This room could be incorporated into a potential annexe.

**GROUND FLOOR WET ROOM WITH GYM AREA 17' 7" x 8' 11" (5.38m x 2.74m)** A great addition to the property with a fully tiled ground floor wet room with WC and hand wash basin. There is a storage cupboard and gym area with a single door to the rear garden. This room could be incorporated into a potential annexe.

**UTILITY ROOM 7' 10" x 5' 10" (2.39m x 1.78m)** Off the kitchen is a useful utility room with space for a washing machine and tumble dryer. The room comes with a range of floor and wall mounted units.

**MASTER BEDROOM WITH ENSUITE 18' 8" x 12' 11" (5.69m x 3.96m)** A good size rear aspect master bedroom with two sets of fitted wardrobes and a stunning fully tiled en suite shower room with walk-in shower, wc and hand wash basin.

**BEDROOM TWO 14' 2" x 12' 0" (4.32m x 3.68m)** A rear aspect bedroom with fitted wardrobes

**BEDROOM THREE 12' 4" x 8' 11" (3.78m x 2.72m)** A front aspect double bedroom.

**BEDROOM FOUR 10' 11" x 9' 4" (3.33m x 2.87m)** A rear aspect double bedroom with lovely views.

**FAMILY BATHROOM 12' 2" x 6' 5" (3.71m x 1.98m)** A good sized family bathroom which is partly tiled and comprises of a separate shower, bath, hand wash basin with storage under, wc and heated towel radiator.

**LANDSCAPED GARDEN** A beautifully landscaped rear garden which has some stunning views over local paddocks and woodland. The garden is mainly laid to lawn with a good-sized patio. The garden has a shingle area to the side and rear of the garden which gives access to a seating area and small pond. The enclosed garden has a side access with gate which leads to the front of the property.

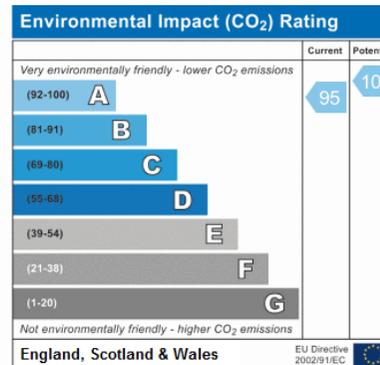
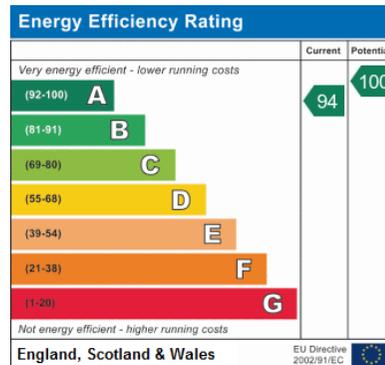
**FRONT GARDEN** The front garden has been landscape which is mainly shingle including a feature pond with lighting and outside power sockets. The driveway has parking for 3 cars.







All measurements are approximate and for display purposes only



## Martin & Co Ringwood

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