

“NEW LODGE” SOPLEY, DORSET





“NEW LODGE”

Sopley, Dorset

An immaculate refurbished four bedroom detached family home situated in the village of Sopley on the outskirts of the Priory Town of Christchurch. The property benefits from adaptable accommodation including four good sized first floor bedrooms, two large bathrooms (one en-suite), a large sitting room, separate dining room leading onto the large, sunny rear garden, a large well fitted kitchen/breakfast room, separate ground floor cloakroom and a large entrance reception hall. The good size integral garage provides potential to create a separate annex or work space (subject to the necessary permissions).

Positioned on a generous plot that extends down to the Avon Valley Footpath, with plenty of off road parking for a motorhome/caravan and several cars, this home offers an abundance of space for a growing or combined family. Situated close to the sought after local schools in Sopley, Ringwood and Highcliffe and within a 5 minute drive to the shopping centre of Christchurch with its array of shops, pubs and restaurants. No forward chain.

Sitting Room • Kitchen/Breakfast Room • Dining Room • Reception Hall • Ground Floor Cloakroom • Four Good Size Bedrooms •

Two Bath/Shower Rooms (one en-suite) • Large Integral Garage • Off Road Parking for Several Cars •

Large Rear Garden • Brick Garden Store • Outside Entertaining Area



The Property

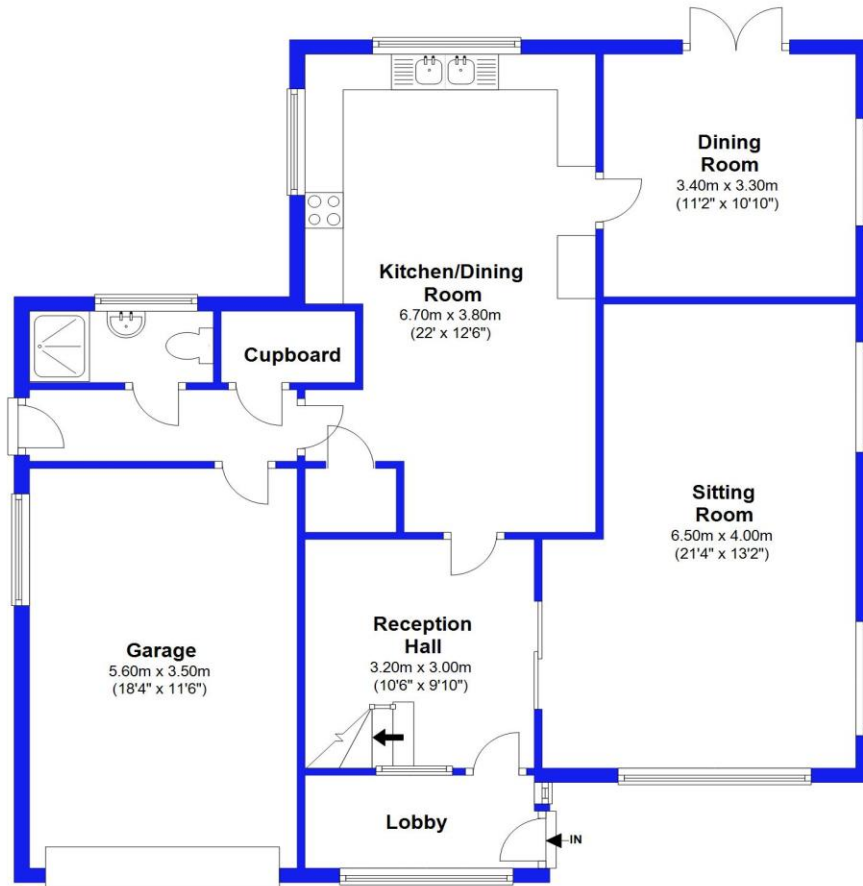
- Detached property of approximately 1,900 sq.ft.
- Refurbished to a high standard with quality fixtures and fittings
- Versatile accommodation for a growing or combined family
- Large garden mainly laid to lawn leading down to the Avon Valley footpath
- Gas central heating and uPVC double glazed windows
- Large double aspect sitting room
- Good size Reception hall leading onto the large kitchen/breakfast room with modern units, some integrated appliances and ample storage
- Separate dining room leading onto the large rear garden
- Integral garaging with personal door to main house
- Separate ground floor cloakroom
- Four first floor large bedrooms with two bath/shower rooms (one en-suite)
- Plenty of off road parking for several cars and motorhome/caravan
- No forward chain
- Council Tax 'E' £2,200.14
- Energy Performance Rating 'F'





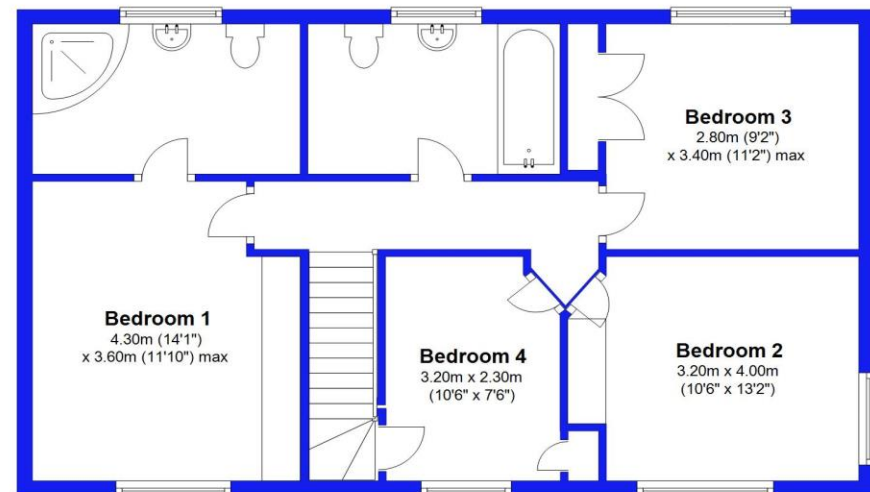
Ground Floor

Approx. 103.9 sq. metres (1118.7 sq. feet)



First Floor

Approx. 69.0 sq. metres (742.6 sq. feet)



Total area: approx. 172.9 sq. metres (1861.3 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest
Plan produced using PlanUp.





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