



## The Bungalow, Roughdown

### Blackfield, SO45 1XG

- DETACHED 'BUNGALOW'
- PEACEFUL RURAL LOCATION
- UNIQUE LOCATION
- BEAUTIFUL FOREST VIEWS
- SHORT DRIVES TO BEACHES
- TWO BEDROOMS
- EXCITING POTENTIAL
- STREAM AT END OF GARDEN
- ADDITIONAL 5% + VAT FEE (MIN £5,000+VAT)
- SOLD VIA SECURE SALE ONLINE BIDDING - T & C'S APPLY

By Modern Auction. Starting Bid £130,000 Freehold







### Plot inside The New Forest National Park

Tucked away on a generous plot and benefiting from a tranquil stream, the bungalow presents a rare opportunity for those seeking a peaceful rural lifestyle. Set within the serene surroundings of the New Forest National Park and the well-served Blackfield village close by, this property benefits from exceptional proximity to the natural beauty and recreational opportunities of the New Forest National Park. The 'house' itself, though compact in size, features a functional bathroom and scope for creative transformation. The true appeal lies in the lovely plot, brimming with prospects for creative development or restoration. Multiple greenhouses are ready to support an array of horticultural ventures, while a barn provides invaluable storage or scope for conversion, subject to the necessary consents.

### Neighbourhood

The outdoor space offers an exciting prospect for keen gardeners, those looking to embrace a self-sufficient lifestyle, or anyone simply wishing to enjoy the open air. Miles of scenic walking and cycling trails, stunning woodland, and diverse wildlife are on the doorstep, while local shops, schools, and amenities ensure daily convenience.

With its idyllic position, charming stream, and immense potential for improvement, this property presents an exceptional chance to embrace a countryside lifestyle in one of Hampshire's most coveted locations, The New Forest National Park. Offered for sale by auction, an early viewing is strongly recommended to truly appreciate what's on offer. Book your appointment with Citrine Estates today.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing



Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to





5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.









Local Authority **NFDC**  
Council Tax Band **A**  
EPC Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.