

## 4 Coronation Terrace, Sandleheath, Fordingbridge SP6 1PW



**An interesting and unusual 4 storey terraced house with flexible accommodation and potential to update, centrally located within the popular village of Sandleheath.**

Hall, sitting room, dining room, kitchen/breakfast room, conservatory, 2 bedrooms and store room, bathroom/WC. Garden (approx. 130 feet). Parking. Upvc double glazing. Gas fired central heating. EPC band D.

**Guide Price: £325,000 Freehold**

Viewing : Strictly by prior appointment through above sole agents.

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**Outgoings:** Council tax band: C      Amount payable 2024/25: £1,875.60

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

**Location:** Centrally located within the popular village of Sandleheath, close to the shop and the common.

**To Locate:** From our office in Fordingbridge proceed along the High Street which turns into Shaftesbury Street. Continue for approximately 1.5 miles and the property will be found on the left hand side shortly after the village shop.

The thriving community of Sandleheath has the benefit of a well-stocked 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 are 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 and in Fordingbridge, both feeder schools 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 has been in the same ownership for some 60 years, having been adapted and altered during the current ownership, the property now offers scope to further update and reconfigure to bring up to today's expectations. Benefitting from a large south facing garden with parking to the rear the property provides an opportunity to create a lovely family home within an active village community.

**Upvc door to hall:** Stairs to kitchen.

**Stairs to second floor.**

**Sitting room:** Parkray multi-fuel stove fitted. Radiator. Fitted shelving. Open to:

**Bedroom 2 (attic):** Built-in cupboards and wardrobe. Eaves storage and loft access.

**Dining room:** Built-in bar area. Radiator.

**Outside:** The property has a small enclosed front garden. The south facing rear garden is laid mainly to lawn with established shrub planting, a patio accessed from the conservatory and parking to the rear, accessed from Scats Lane.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Stainless steel sink. Space for washing machine. Space for fridge/freezer. Space for range cooker. Brick inset fireplace with gas stove. Door to:

**Conservatory:** Upvc and double glazed construction. French doors to garden.

**Breakfast/dining room:** Fitted cupboard. Radiator.

**Stairs from sitting room to first floor landing:** Radiator.

**Bedroom 1:** Dressing area. Radiator. Linen cupboard with radiator.

**Store room:** Laminate floor.

**Bathroom:** Vanity washbasin. Panelled bath. Shower enclosure. WC. Radiator.





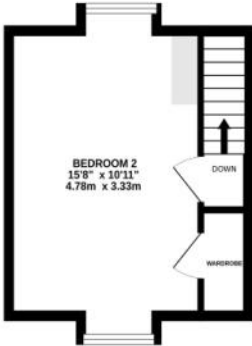
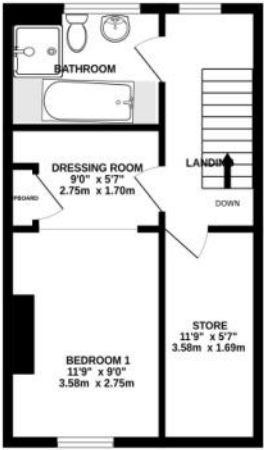
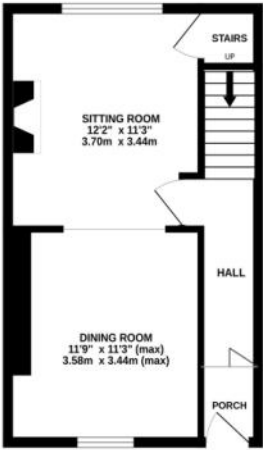
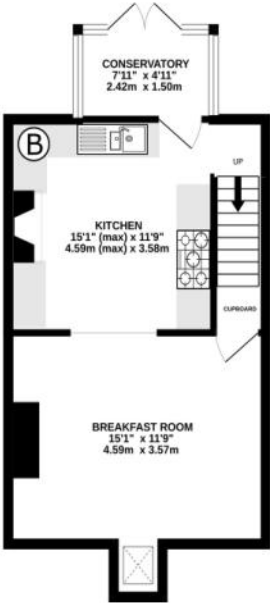


**BASEMENT**  
386 sq.ft. (35.9 sq.m.) approx.

**GROUND FLOOR**  
334 sq.ft. (31.0 sq.m.) approx.

**1ST FLOOR**  
341 sq.ft. (31.6 sq.m.) approx.

**2ND FLOOR**  
230 sq.ft. (21.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1290 sq.ft. (119.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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