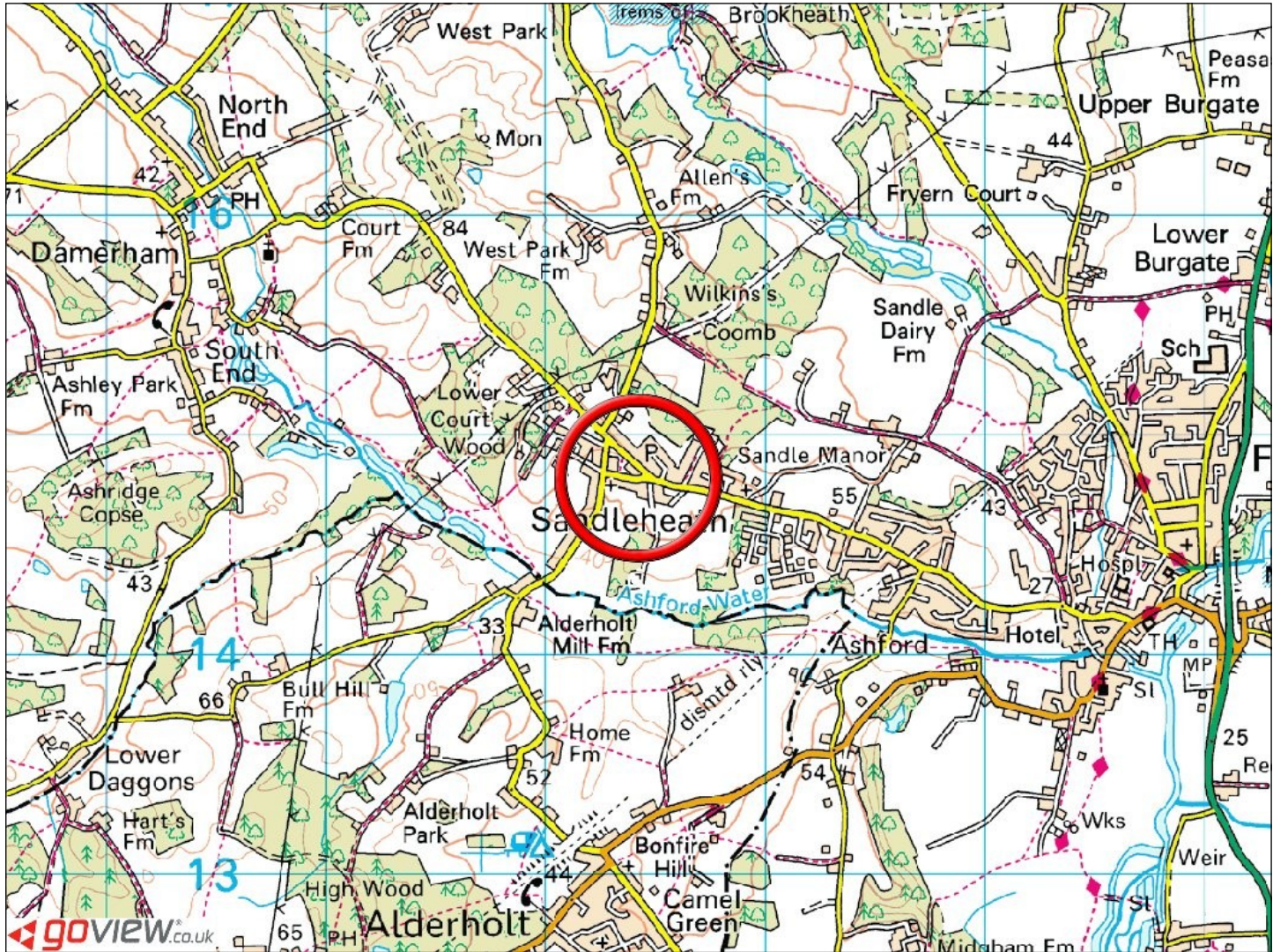


Inglenook, Sandleheath, Fordingbridge, Hampshire SP6 1PP



**An attractive and spacious Victorian semi-detached house in a popular village location.**

Hall, sitting room with wood-burning stove, dining room, fitted kitchen, large utility/boot room, 3 bedrooms and bathroom/WC. Parking. Garden with summer house. Gas fired central heating. Upvc double glazing. EPC band D

**Price: £425,000 Freehold**

Viewing: Strictly by prior appointment with 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           Rate payable 2024/25: £2578.95

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

**Location:** The property enjoys a village location within the popular village of Sandleheath.

**To locate:** From our office in Fordingbridge turn left into the High Street and proceed into Shaftesbury Street. Continue for approximately 1.5 miles passing the Sandleheath post office and general stores on your left Inglenook will be found on the right hand side after a short distance.

The village of Sandleheath is located approximately 1.5 miles west of Fordingbridge. Within the village there is a well-stocked general store, a church, village hall and tennis club. The property has easy access to footpaths and bridleways through the surrounding countryside. The Western Downland primary school is located in Damerham and Rockbourne which feeds into The Burgate Secondary School and Sixth Form. Nearby Fordingbridge provides a good selection of independent shops and eateries, with a supermarket, public library, medical centre, building society and churches of various denominations. Salisbury is approximately 11 miles, Bournemouth 18 and Southampton 22 miles.

Inglenook was built around 1900 with brick elevations under a slate roof. The property has been well maintained and updated by the current owner including new front Upvc double glazed windows, updated bathroom and insulated floors. The spacious and flexible accommodation offers scope to extend/alter if required.

**Covered entrance to:**

**Hall:** Laminate floor. Radiator. Stairs to first floor.

**Sitting Room:** Exposed floor boards. Fitted wood burning stove with painted timber surround. Alcove shelving and cupboard. Bay window. Radiator.

**Dining Room:** Fireplace (not in use). Built-in cupboard housing gas fired boiler. Radiator.

**Kitchen:** Fitted with a range of wall cupboards, base units and drawers. Space for fridge/freezer. Integrated electric oven and electric hob with extractor over. Space and plumbing for dishwasher. Stainless steel 1 1/2 bowl sink. Laminated working surfaces. Radiator.

**Utility/boot room:** Built-in storage with laminated working surface and space and plumbing for washing machine and tumble dryer under. Vinyl floor. Door to garden.

**First floor landing:** Access to roof space. Linen cupboard.

**Bedroom 1:** Victorian style fireplace. Built-in wardrobes. Bay window seat. Radiator.

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

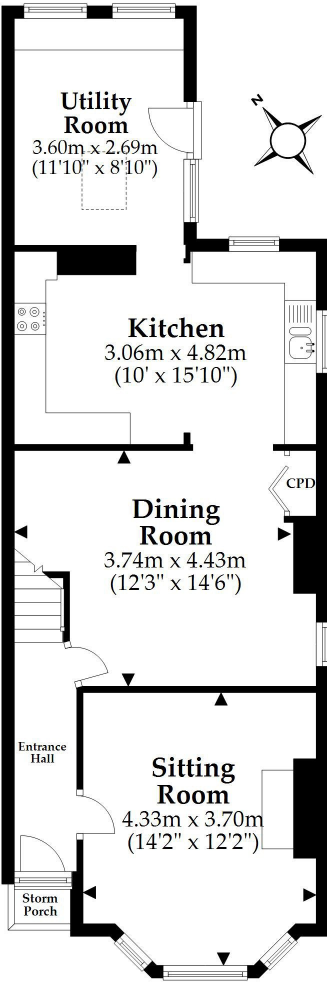
**Bedroom 3:** Radiator.

**Bathroom:** Double ended free standing bath. Glazed shower enclosure with mains shower. Pedestal washbasin. WC. Radiator and towel rail. Ceramic tiled floor with under floor heating.

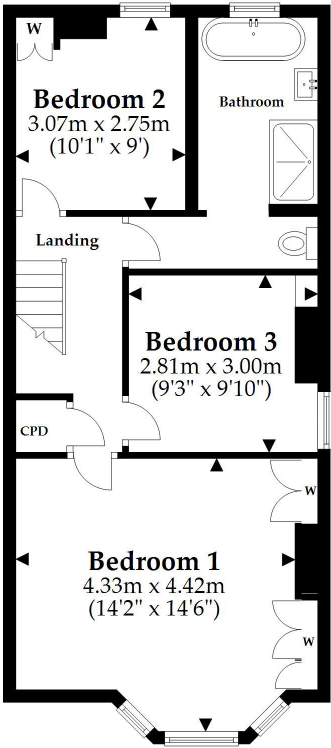
**Outside:** The property is approached over a gravel driveway for 2 cars with the front garden having wrought iron fencing to the front boundary and planted borders. The enclosed rear garden is laid to lawn with established planting, a patio area and useful summer house.



**Ground Floor**  
Approx. 61.7 sq. metres (664.1 sq. feet)



**First Floor**  
Approx. 52.6 sq. metres (566.4 sq. feet)



Total area: approx. 114.3 sq. metres (1230.5 sq. feet)

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

