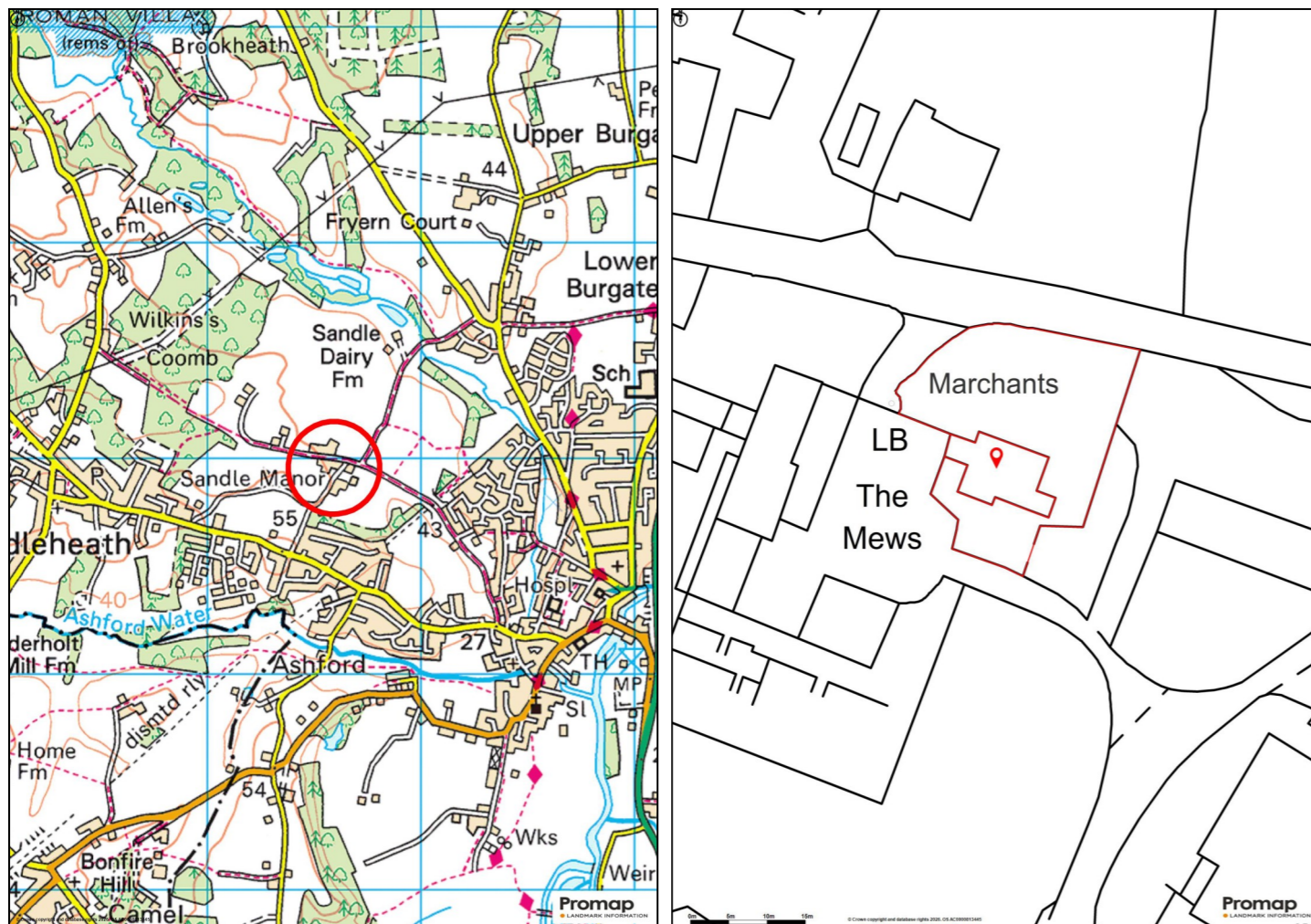


### Marchants Cottage, Sandleheath, Fordingbridge, Hampshire SP6 1NT



**An attractive, detached cottage offering spacious and versatile accommodation in a quiet, semi-rural position.**

Hall, utility room, kitchen/breakfast room, sitting room with wood burning stove, study/bedroom 4, shower room/WC, 3 bedrooms and En-suite bathroom/WC. Gas fired central heating. Garden. Potential to create private driveway. EPC band E.

**Guide Price: £475,000 Freehold**

Viewing: Strictly by prior appointment through 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 Amount payable 2025/26: £2705.54

**Services:** Mains water, electricity, gas and drainage. Gas fired central heating via radiators.

**Agents notes:** Access is currently via Forres Sandle Manor school, planning permission will need to be sought to create a drive from Marl Lane on the northern boundary of the property.

**Location:** The property enjoys a quiet position on the edge of the village of Sandleheath, on the western outskirts of Fordingbridge about 0.75 mile from the town centre and with direct access to foot and bridle paths that cross the surround countryside.

**To locate:** From our office in Bridge Street, turn left into the High Street bearing right into Shaftesbury Street & continue into Station Road. Continue past the Railway Hotel and after a short distance turn right into Forres Sandle Manor school.

Sandleheath has a thriving community with a village shop, active village hall and tennis club. Nearby Fordingbridge provides further facilities with a variety of independent shops and eateries, a building society, medical centre, public library and churches of various denominations. The Infant, Junior and Burgate Secondary School & Sixth Form Centre are located towards the northern outskirts of the town. There are a number of private schools in the area, notably Forres Sandle Manor which is located a short distance from the property.

The Town lies just to the west of the New Forest National Park boundary and is convenient for access to a number of important centres with Salisbury 11 miles to the north (where there is a mainline rail station to London Waterloo), Ringwood and Bournemouth some 6 and 17 miles respectively to the south, whilst the port of Southampton is approximately 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, about 10 miles distant via the B3078.

A rare opportunity to purchase an attractive and interesting cottage, of traditional construction with part brick, part roughcast render and tile hung elevations under mainly tiled roof, presented in good decorative order but with potential to update or extend (subject to planning) if desired.

**Hall:** Tiled and timber flooring. Stairs to first floor.

**Utility room:** Base cupboards with laminate work surface and stainless steel sink.

**Kitchen/breakfast room:** Fitted with a range of base cupboards, drawers and wall units. Laminated work surfaces. Stainless steel sink. Spaces for under counter fridge and freezer. Space for cooker.

**Sitting room:** A double aspect room with French doors to garden. Brick fireplace with wood burning stove. Alcove shelving. Radiator.

**Rear lobby:** Door to garden. Wall mounted gas fired boiler.

**Study:** Potential bedroom 4.

**Shower room:** Walk in shower enclosure with electric shower. Pedestal washbasin. WC.

**Stairs from hall to first floor landing.**

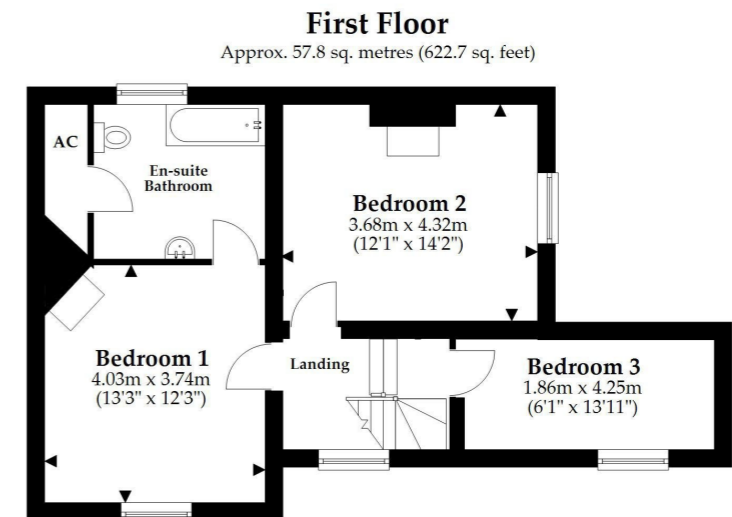
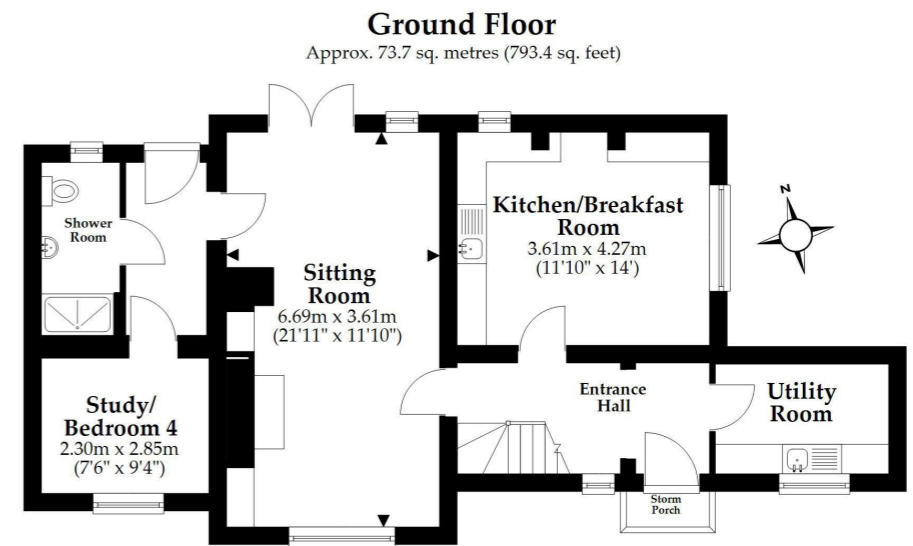
**Bedroom 1:** Victorian cast iron bedroom fireplace (not in use).

**En-suite bathroom:** Panelled bath. Pedestal washbasin. WC.

**Bedroom 2:** Victorian cast iron bedroom fireplace (not in use).

**Bedroom 3:**

**Outside:** The property is currently accessed via the school grounds, a driveway would need to be created by the new owner at the front of the property (subject to permissions). The front and rear gardens are laid mainly to lawn enclosed by mature hedging providing a high degree of privacy.



Total area: approx. 131.6 sq. metres (1416.0 sq. feet)

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

