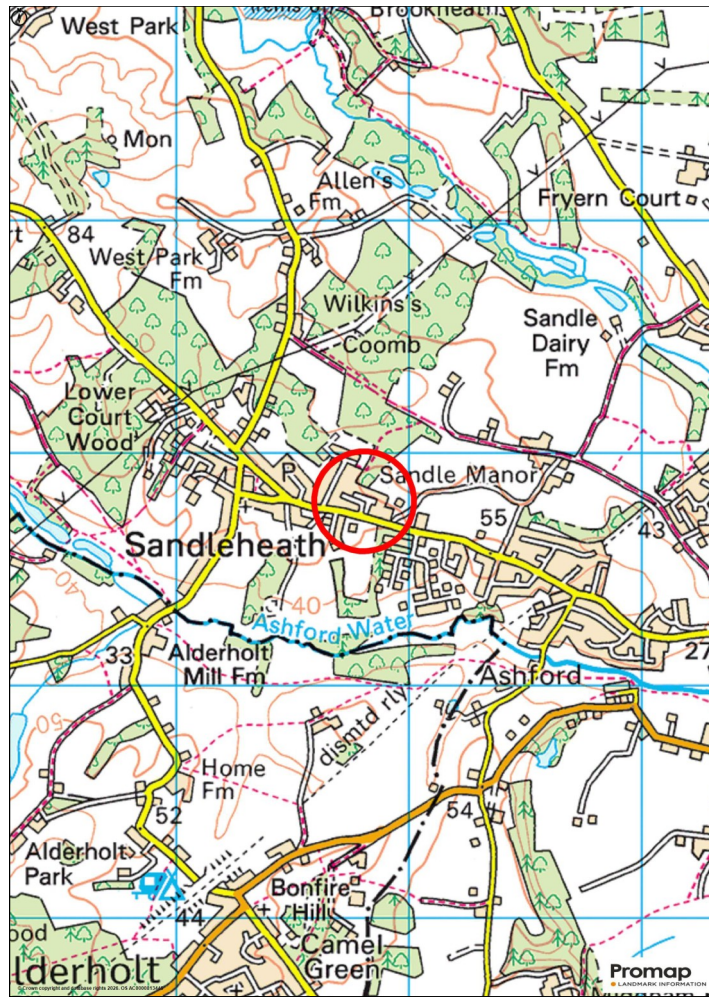


Rosedale, Sandleheath, Fordingbridge, Hampshire SP6 1TD



A beautifully presented detached bungalow, built in 2015 with well-arranged accommodation in a secluded position.

Hall, sitting room, kitchen/dining room, principle bedroom with en-suite shower room/WC, 2 further double bedrooms and family bathroom/WC. Oak framed garage and ample parking. Landscaped garden with summer house. Air source heat pump, PV panels and under floor heating. EPC band B

Price: £475,000 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 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 2026/27: £2,837.58

Services: Mains water, electricity and drainage.

Location: The property enjoys a secluded 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 and Rosedale will be found on the right hand side.

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.

Built in 2015 to a high specification, Rosedale is an energy-efficient home with Upvc triple glazing, an air source heat pump with under floor heating throughout, and owned solar photovoltaic (PV) panels, helping to keep energy costs low while reducing environmental impact. The well-arranged and beautifully presented accommodation is complemented by attractive, landscaped gardens.

Hall: Ceramic tiled floor.

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units with granite work surfaces and an inset stainless steel sink. Integrated fridge, freezer, dishwasher and double ovens. Induction hobs with extractor over. Space for dining table. Door to garden.

Sitting room: French doors giving access to the garden.

Bedroom 1: Bay window overlooking the garden. Fitted wardrobes.

En-suite: Walk-in shower with mains shower fitted. Vanity washbasin. WC. Heated towel rail.

Bedroom 2: Bay window overlooking front garden. Fitted wardrobes.

Bedroom 3: Currently used as a study.

Family bathroom: Panelled bath with mains shower over and glazed screen. Vanity washbasin. WC. Heated towel rail.

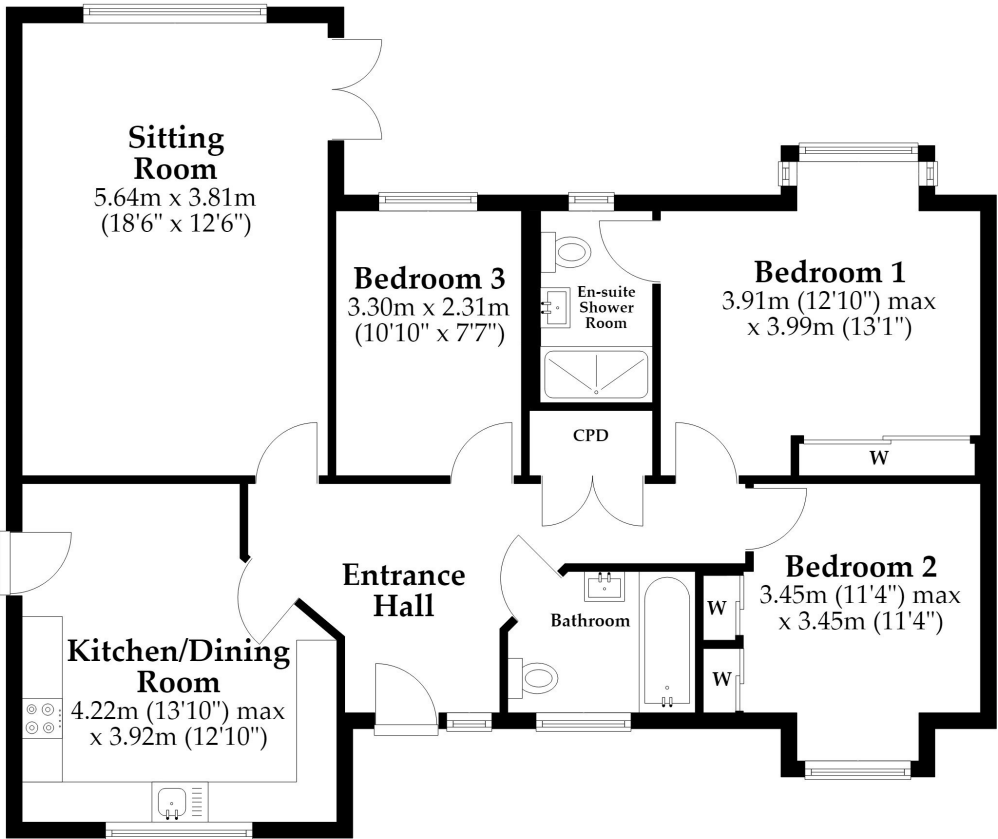
Outside: The property is approached over a gravel driveway to a detached oak framed garage with electric roller door (power and light). The garden has been professionally landscaped with seating areas, gravelled path ways, thoughtfully planted beds and a summer house.



Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

Ground Floor

Approx. 90.4 sq. metres (973.0 sq. feet)



Main area: Approx. 90.4 sq. metres (973.0 sq. feet)
Plus garages, approx. 17.1 sq. metres (183.6 sq. feet)

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



Garage
Approx. 17.1 sq. metres (183.6 sq. feet)

