

property details **approval form**

208 Central Way, Godshill, Fordingbridge, Hampshire, England, SP6 2JZ

Date: 08 September 2026

Property Ref and Version: FDB105637 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£65,000

Tenure:

>> **key features**

- > Immaculately Presented Two Bedroom Lodge on Sandy Balls
- > Great Holiday Rental Investment
- > Private Terrace Ideal for Outdoor Entertaining
- > Chain free with Long Lease Remaining
- > Located Close to the New Forest National Park & South Coast
- > EPC Rating: Exempt

>> **short description**

Fox & Sons Proudly Presents A beautifully presented two-bedroom lodge occupying one of Sandy Balls park's premier plots, featuring a private terrace, spacious open-plan living, modern kitchen diner, extensive storage, private parking, and a long lease.

>> **long description**

This beautifully presented two-bedroom lodge occupies one of the most desirable plot positions on the park, offering a fantastic combination of privacy, space, and modern comfort. Benefitting from a private terrace, allocated parking, extensive storage throughout, a contemporary interior, and a long lease, this exceptional lodge is perfectly suited as a holiday retreat, investment opportunity, or lifestyle purchase.

Upon entering, you are welcomed by a generous entrance hallway, providing ample storage for coats, boots, and outdoor equipment, making it an ideal space to return to after exploring the surrounding countryside, coastline, or park facilities.

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>> **directions**

>> **Agent Note**

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>> room description

The Heart Of The Home

The heart of the home is the impressive open-plan living area, designed with modern living in mind. The spacious lounge flows seamlessly into the contemporary kitchen and dining area, creating the perfect environment for both relaxation and entertaining.

The kitchen is well-equipped with a range of integrated appliances and modern conveniences, while the dining space offers plenty of room for enjoying meals with family and friends.

The bright and inviting lounge provides a cosy yet spacious retreat, complete with a feature fireplace for those cooler evenings. Large doors open directly onto the private terrace, allowing you to bring the outside in and enjoy al fresco dining, summer barbecues, or simply relax with a morning coffee.

Positioned in one of the quieter locations within the park and with minimal overlooking, the outdoor space offers a wonderful sense of peace and privacy.

Bedrooms & Bathrooms

As you move through the property, you'll find a larger-than-average family bathroom, thoughtfully appointed with both a full-sized bath and separate shower, offering practicality and comfort for owners and guests alike.

The principal bedroom is a true sanctuary, featuring generous proportions, an abundance of fitted storage, and pleasant views across the surrounding area. It's the perfect place to unwind after a day spent exploring the New Forest National Park or enjoying the stunning nearby coastline.

The second bedroom is equally impressive, offering a bright and spacious environment ideal for visiting family, children, friends, or holiday guests.

Its versatile layout ensures comfortable accommodation without compromise, making the lodge perfectly suited to a variety of lifestyles and requirements.

Combining stylish interiors, excellent outdoor space, and a standout position within the park, this superb lodge presents a rare opportunity to acquire a turnkey holiday home in an enviable setting close to the natural beauty of the New Forest and South Coast.

Sandy Balls Holiday Park

Experience the perfect blend of relaxation, adventure and natural beauty at the award-winning Sandy Balls Holiday Village, nestled within the heart of the stunning New Forest National Park.

Offering a unique collection of luxury lodges, holiday caravans, camping pitches and indulgent hot tub retreats, this exceptional destination caters to families, couples and outdoor enthusiasts alike.

Set amongst picturesque woodland surroundings with direct access to the New Forest, guests can enjoy a slower pace

Your Fox & Sons office: 8 Salisbury Street, FORDINGBRIDGE, Hampshire, SP6 1AF
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>> room description

of life while still benefiting from an extensive range of first-class leisure facilities. Whether you're seeking a tranquil countryside escape or an activity-packed family holiday, Sandy Balls delivers something for everyone.

The village boasts both indoor and outdoor swimming pools, a fully equipped gym and spa, welcoming bars and restaurants, and a convenient on-site shop. Families will appreciate the adventure playground, regular events and live entertainment programme, while those looking to explore the forest can take advantage of cycle hire, scenic walking routes and unique experiences such as the popular alpaca walks.

Situated just outside the charming market town of Fordingbridge, Sandy Balls provides an ideal base for discovering the New Forest's ancient woodland, roaming wildlife, picturesque villages and beautiful coastline, all while enjoying high-quality accommodation and outstanding on-site amenities

Key Features:

Direct access to the New Forest National Park

,

Indoor and outdoor swimming pools,

Spa and gym facilities,

Bars, restaurants and café facilities,

Family entertainment and seasonal events

, Adventure playground,

Cycle hire available on-site

, Alpaca walking experience, On-site convenience shop

Excellent base for exploring Hampshire, Dorset and the South Coast

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>> floor plan

>> approval

	Signature	Date
Liam Garton	<i>Lgarton</i>	08.09.2026
Mrs S.M. Bennett		