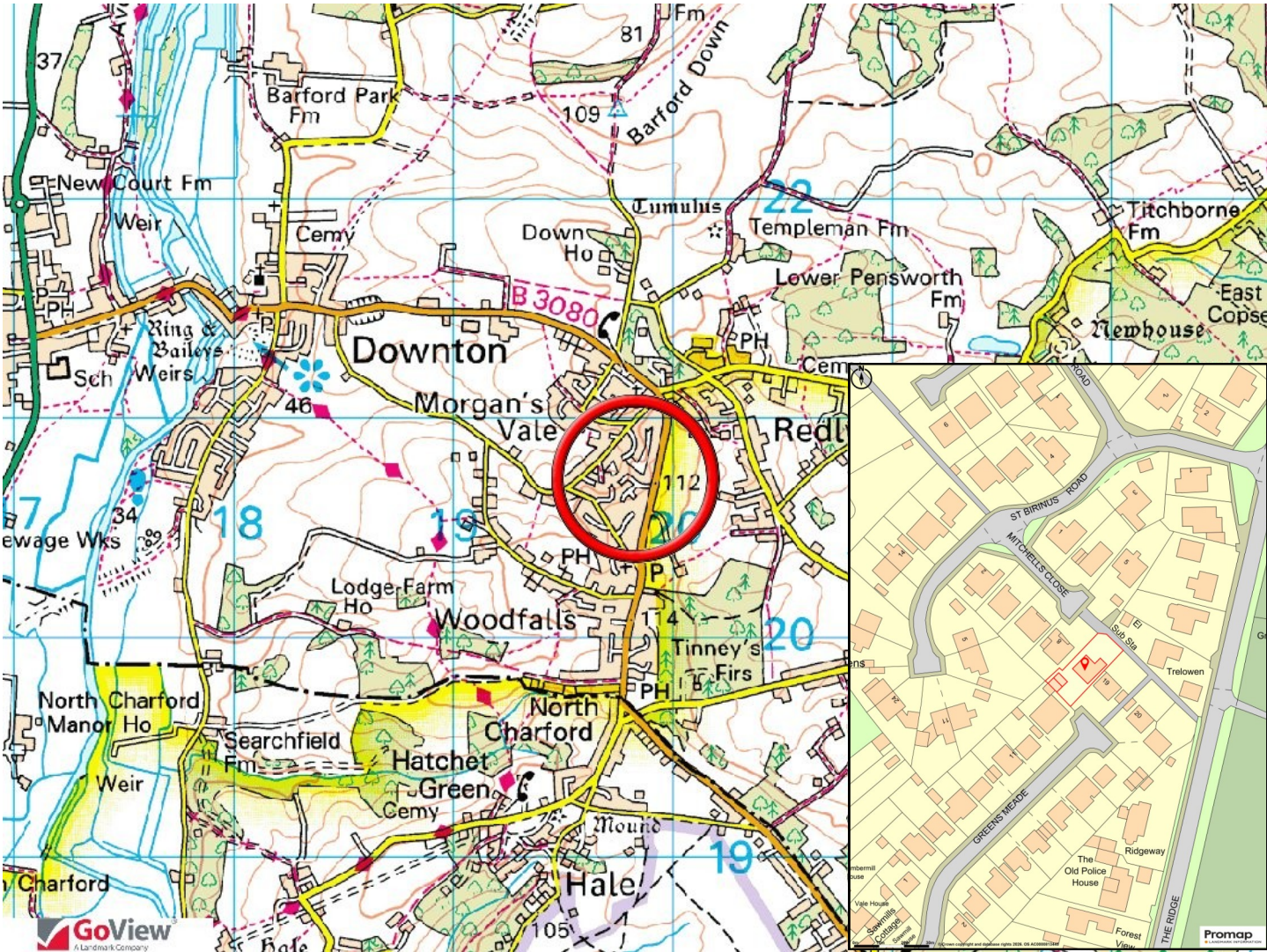


17 Greens Meade, Woodfalls, Salisbury SP5 2NL



A light and airy detached family home in a quiet cul-de-sac location within the popular village of Woodfalls.

Enclosed porch, hall, cloakroom/WC, sitting room with open fire, dining room, conservatory, kitchen/breakfast room, 4 bedrooms and bathroom/WC . Oil fired central heating. Upvc double glazing. Garage and carport. Parking. Garden. EPC band E.

Price: £445,000 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 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: £2959.93

Services: Mains water, electricity and drainage. Oil fired central heating.

To locate: From Fordingbridge, proceed northwards on the A338 towards Salisbury until reaching Downton (approx. 5 miles). Turn right at the traffic lights and continue through the village and ascend Lode Hill. Continue for a further 2 miles or so until reaching Woodfalls. Proceed along the Ridge before turning right in to Vale Road and right again into Greens Meade.

The village is convenient for access to a number of important centres. Salisbury to the north has a main line rail station for services to London (Waterloo). There is easy access to Cadnam to the south east via the B3080 (9 miles) for connecting to the M27/M3. Southampton is some 17 miles. The south coast, Bournemouth, Poole & Lymington within 25 miles.

Local amenities include the Parish Church & Public House. There is a Primary school at Morgans Vale and an excellent village store & Post Office in Woodfalls. Nearby Downton has a number of local shops, a supermarket & the Trafalgar Secondary School. Woodfalls also lies within the Salisbury Grammar Schools catchment area.

Built in the 1970s of traditional cavity wall construction with facing brick elevations under tiled roof, the property has well arranged, light and airy accommodation offering scope to update if desired. The property is located in a secluded position at the head of the cul-de-sac with far reaching views from towards Salisbury to the northwest.

Enclosed Upvc and glazed entrance porch to:

Bedroom 3: Radiator.

Hall: Cloaks cupboards. Radiator. Stairs to first floor.

Bedroom 4: Fitted single wardrobe. Radiator.

Cloakroom: WC. Washbasin.

Bathroom: Panelled bath with mains shower and glazed screen. Pedestal washbasin. WC. Heated towel rail.

Sitting room: Stone fireplace (open fire). 2 radiators.
Open to:

Dining room: Radiator. Bi-fold doors to:

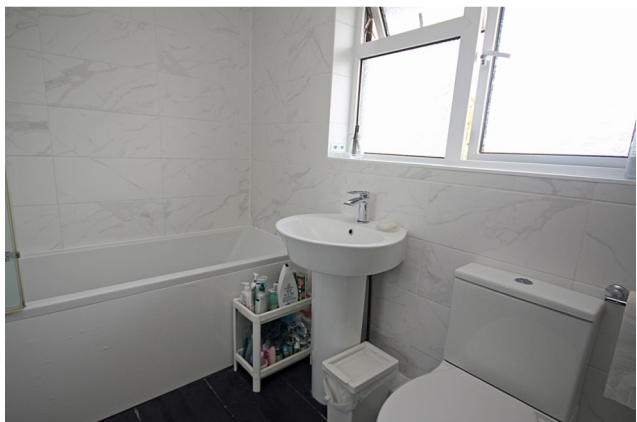
Conservatory: Upvc and glazed construction with polycarbonate roof. Radiator. French doors to garden.

Kitchen/breakfast room: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces and breakfast bar. Stainless steel sink. Electric hob with extractor over. Electric oven. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. 2 larger cupboards. Door to garden.

Stairs from hall to first floor landing: Loft access. Airing cupboard with shelves and lagged hot water cylinder.

Bedroom 1: Fitted double wardrobe. Radiator.

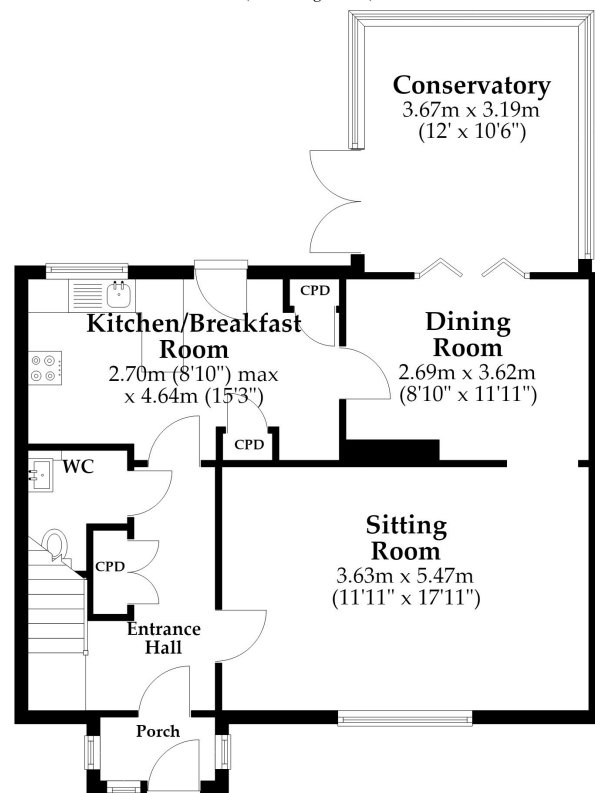
Bedroom 2: Fitted double wardrobe. Radiator.



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

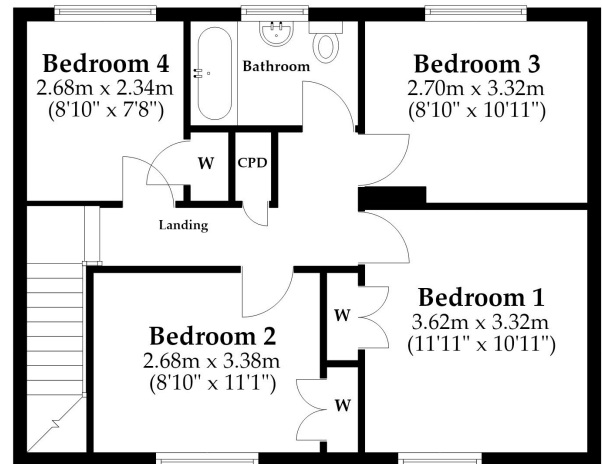
Ground Floor

Approx. 65.7 sq. metres (707.7 sq. feet)
(excluding Porch)



First Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 119.5 sq. metres (1285.9 sq. feet)

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