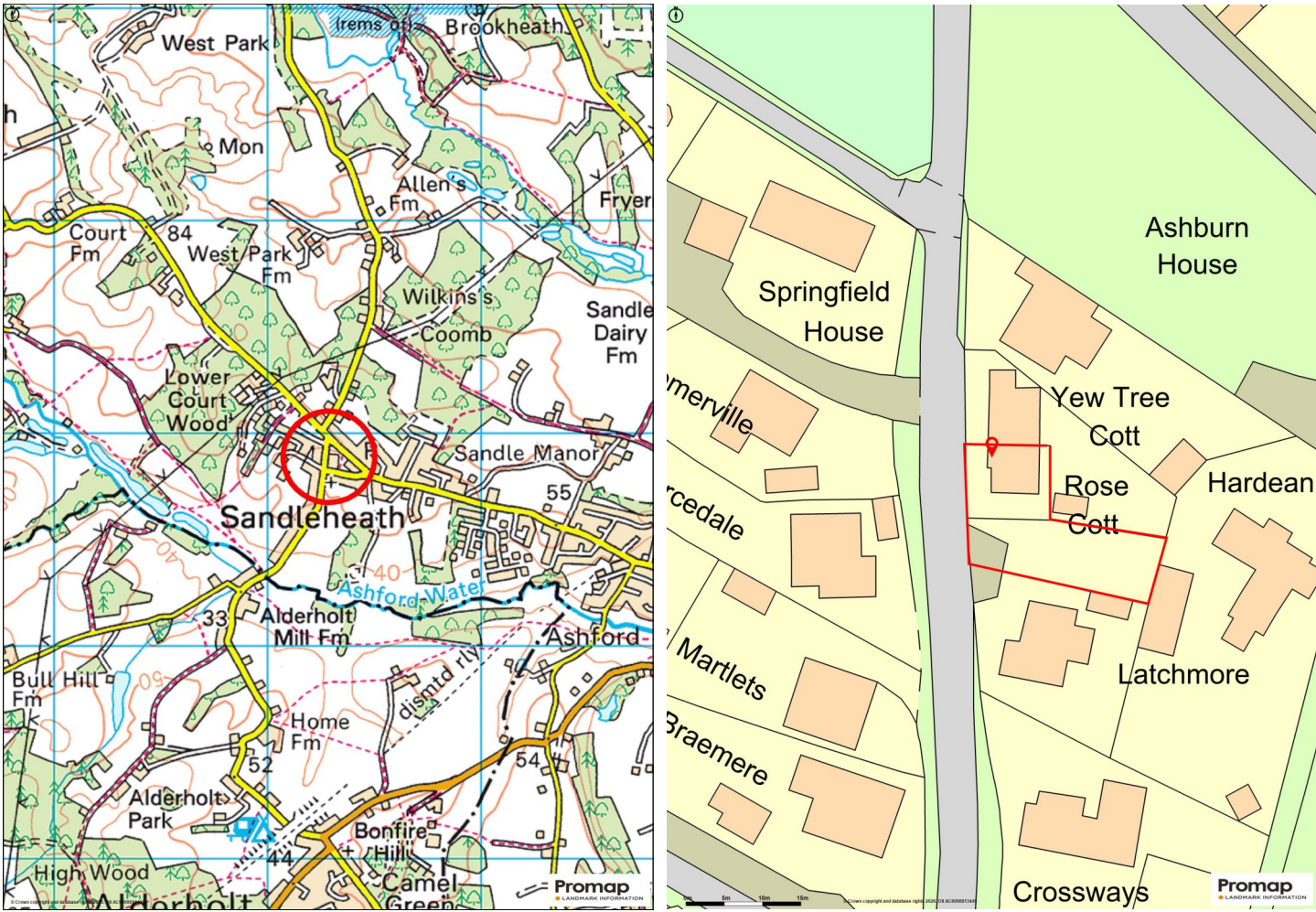


Rose Cottage, Alderholt Road, Sandleheath, Fordingbridge, Hampshire SP6 1PR



A charming and beautifully presented semi-detached cottage located within the popular village of Sandleheath.

Family kitchen/dining room, sitting room with wood burning stove, laundry/cloakroom, 3 bedrooms and bathroom/WC. Garden. Parking. Upvc double glazing. Gas fired central heating. EPC band C. No forward chain.

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 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: C Rate payable 2026/27: £2,063.70

Services: Mains water, electricity, gas and drainage.
Agents notes: Planning permission was granted for a single storey extension in 2021 (now lapsed NFDC planning reference 21/10821). There are some remedial works required to parts of the render, this was not undertaken due to the planned extension works. Ask agent for more information.

Location: The property enjoys a convenient location, in the heart of 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 before turn left at the crossroads, where the property will be found after approximately 100 metres on the left 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, 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.

The property comprises an extended, characterful and beautifully presented cottage with part brick part rendered elevations under a slate roof. The well-arranged and tastefully presented accommodation includes engineered oak flooring to the kitchen/dining room and oak internal doors throughout.

Oak porch with slate roof and oak front door leading to:

Kitchen/dining room: Well fitted kitchen with a range of base and wall cupboards, pan drawers, integrated fridge, freezer and slim line dishwasher. Laminated working surfaces. 1 1/2 bowl ceramic sink with mixer taps. Eye level electric oven and microwave/combi oven above. Induction hob with extractor over. Engineered oak floor. Radiator. Door to outside.

Utility/cloakroom: WC. Washbasin. Gas fired combi boiler. Space and plumbing for washing machine space for tumble dryer. Laminated working surface.

Sitting Room: Radiator. Fitted wood burning stove on slate hearth with oak mantel shelf over.

Stairs from dining area to first floor landing: Radiator. Velux roof light.

Bedroom 1: Fitted wardrobes. Radiator.

Bedroom 2: Radiator.

Bedroom 3: Radiator.

Bathroom: “P” bath with mains shower & glazed screen. Vanity unit with washbasin, WC and storage. Ceramic tiled floor. Heated towel rail.

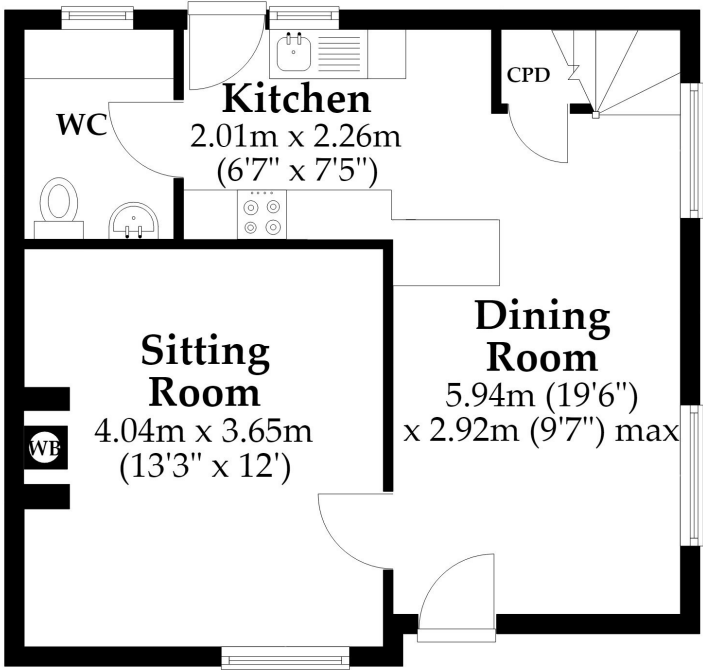
Outside: The property has parking for 3 vehicles. The garden is laid to lawn with the area surrounding the cottage having flagstone paths & slate chippings.



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

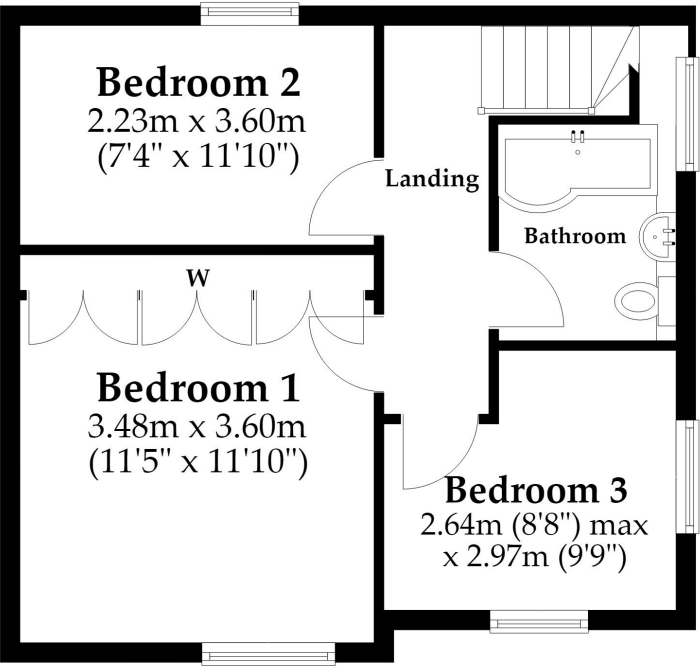
Ground Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 81.4 sq. metres (875.8 sq. feet)

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

