



 Birch Lane

Sandleheath, SP6 1FR

SPENCERS





Birch Lane

Sandleheath

Tucked away along Birch Lane in Sandleheath, this beautifully presented, four/five-bedroom family home offers generous living and high specification throughout, complemented by a south facing garden and a wonderfully peaceful village setting.



4



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3



The Property

- A welcoming and bright entrance hall features double doors leading through to a further hallway, complemented by a downstairs cloakroom and useful storage cupboards.
- The large utility room provides excellent storage and space for white goods, with a side door opening directly onto the rear garden, making it perfect for muddy boots and paws after countryside walks.
- A bright kitchen/dining room with high-quality integrated appliances, Quartz worktops and an open-base island, a large larder cupboard and double doors opening onto the rear garden, perfect for letting in the summer sun.
- Located to the front of the property, a double-aspect study offers excellent flexibility and could comfortably function as a ground-floor bedroom if required.
- The elegant double-aspect sitting room is beautifully light and benefits from double doors leading directly onto the terraced seating area.
- Upstairs, the generous principal bedroom enjoys a pleasant rear aspect and is complemented by a beautiful three-piece en-suite shower room.
- Bedroom two also offers a three-piece en-suite shower room and lovely views.
- Bedrooms three and four are serviced by and four piece family suite with a freestanding Hurlingham rolltop bathtub and attractive marble tiling.



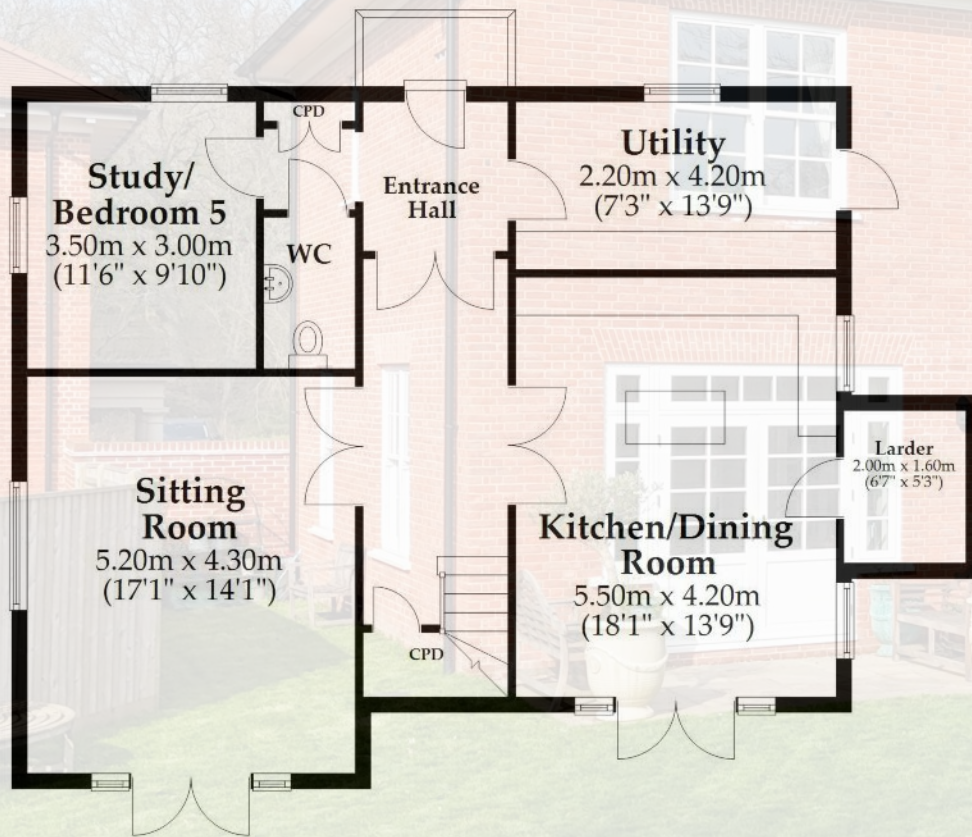




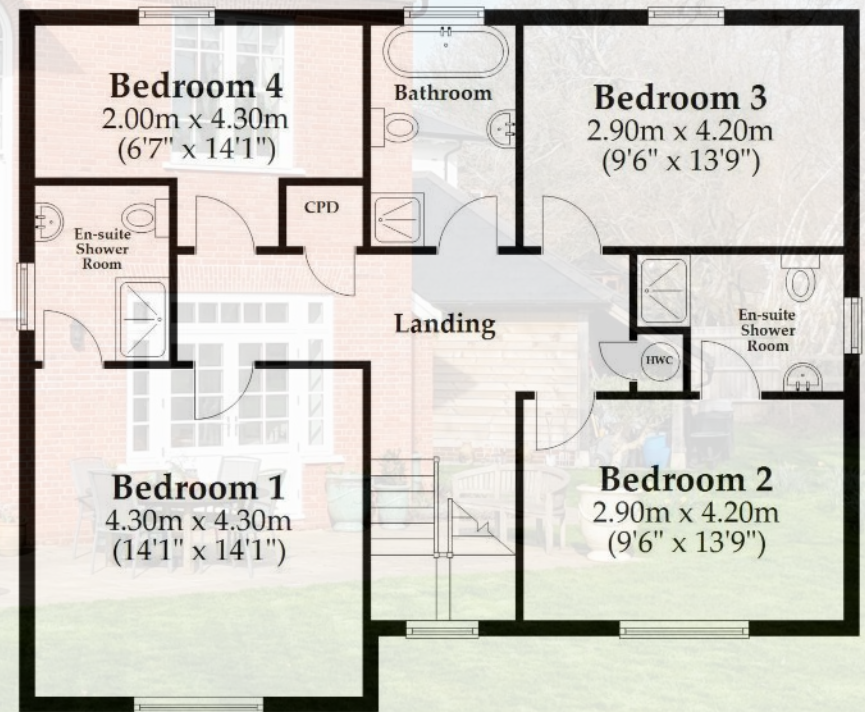
FLOOR PLAN

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

Ground Floor



First Floor



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







Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains Connection to electricity and water
- Communal septic tank
- Gas Central Heating (Low energy with SensoComfort remote thermostat)
- Underfloor heating to the entire ground floor
- Triple glazed windows
- Energy Performance Rating: B Current: 85B Potential: 92A
- Superfast broadband with download speeds of up to 1800 Mbps (Ofcom)

The Situation

Sandleheath offers a desirable village setting with a village shop, village hall and thriving tennis club. Day-to-day requirements are catered for in the local market town of Fordingbridge, while the New Forest National Park offers a playground for those who enjoy the outdoors, from horse riding and sailing to golf at nearby top-ranking courses. For those who need to stay connected, transport links are excellent. Ringwood is just 9 miles away, with premier shopping at the Furlong Shopping Centre and both Bournemouth and Southampton Airports are within easy reach. Salisbury has a direct rail service to London Waterloo and the nearby M27 and M3 offer easy road connections.





Grounds and Gardens

Outside, the south facing rear garden is a real highlight and is thoughtfully landscaped, offering a lovely balance of lawn and patio, perfect for children to play or for alfresco dining. The garden provides a wonderfully private setting, complemented by attractive views over the neighbouring countryside. To the front there is a large gravel driveway with ample parking and a double car port with store behind.

Directions

Exit Ringwood along the A338 towards Fordingbridge, staying on this road for approximately 5.5 miles. Turn off at the junction to Fordingbridge and at the T-junction, turn left, passing over the bridge. At the roundabout, turn left onto the High Street, continuing along here as it becomes Station Road for approximately 1.5 miles. As you enter Sandleheath, Birch Lane will be on your left hand side. Turn here and drive all the way to the end of the road. The property will be directly in front of you.

Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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