

Forest Acres

Forest Road, Hale, Fordingbridge, SP6 2NR

SPENCERS







A delightful detached two/three-bedroom forest cottage located in the sought-after location of Hale. The property offers versatile living accommodation totalling 1,800 sqft.

The Property

Upon entering the property, you are welcomed by a light-filled hallway leading to all principal accommodation.

The living room, with wood-burning stove, enjoys a pleasant double aspect with French doors opening onto the side terrace.

The kitchen features a gas range with a double electric oven under and is fitted with shaker-style cabinetry and sleek granite worktops. There is a breakfast bar and additional cabinets to the side of the kitchen, with worktop over, giving ample space to prepare food. The kitchen also benefits from a large pantry.

The open-plan dining room offers a pleasant space to entertain and socialise.

Off the kitchen is a useful utility room with a door opening onto the rear garden, offering a discreet space to store bins.

£710,000

3 2 2



















The property is offered with no forward chain.

The Property Continued…

The large orangery wraps around the corner of the house and enjoys a sunny aspect over the rear garden.

The oversized principal bedroom enjoys a double aspect and features a retractable dividing wall, perfect for guest accommodation. A wall could also be built permanently to create a good-sized double bedroom or snug (labelled bedrooms two and three on the floor plan).

The Jack and Jill bathroom features a walk-in shower, a freestanding bath, WC and wash basin. There is also a towel rail.

Upstairs, the second bedroom benefits from ample built-in storage. The skylights flood the room with natural light. There is also an en-suite bathroom with a double shower.

Agents Note: CGI furniture has been added to one of the rooms for illustrative purposes only. Furniture and accessories are not included and the property should be viewed to confirm its current condition, layout and proportions.

Property Video

Point your camera at the QR code below to view our professionally produced video.

FLOOR PLAN



Important Information

Spencers Property 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 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 fitments, 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.







Outside

To the front, a five-bar wooden gate opens onto a gravelled parking area, providing space for two to three vehicles. There is also pedestrian access via double wooden gates leading to the side and rear of the property.

To the side of the property is a garden area laid to artificial grass, with a gated archway leading through to a private rear patio, ideal for outdoor entertaining, dining and relaxing. There is also access to the side of the property, where there is a convenient log store. Beyond the patio, the garden is laid mainly to lawn and is complemented by mature shrub and flower borders, providing seasonal colour and interest. A stone path runs along one side of the garden and leads to a useful outbuilding, offering potential for a variety of uses, such as a home office, studio or hobby space. At the far end of the lawned garden, an archway opens into a vegetable patch area, where there is a garden shed, workshop and former fruit cage.

Additional Information

Energy Performance Rating: D Current: 62 Potential: 66
Council Tax Band: F
Tenure: Freehold
Conservation Area: Yes

Services: Mains electricity and water. Private drainage via a small sewage treatment plant which the property has sole use of. The tank is located within the boundary of the property. The property also benefits from Solar PV Panels. The solar panels feed back to grid with refunds every 3 months. There is also a storage battery in loft.

Heating: Gas central heating via a Calor gas tank which is leased and located at the front of property. The property has no mains gas supply.

Broadband: ADSL copper-based phone landline. Ultrafast broadband with download speeds of up to 1000 mbps (ofcom).
Mobile Signal: Please be aware that mobile network coverage in this area may vary, with some areas experiencing weak signal but there is good coverage via wifi.
Guarantees and Warranties: Solar and replacement doors and windows
Parking: Private driveway





The Situation

The property is situated in the picturesque New Forest village of Hale, set within the unspoilt north-western corner of the New Forest National Park. Hale is a charming and thriving village with a local pub, post office/village store, village hall, church and village green nearby, while the nearby town of Fordingbridge offers a comprehensive range of shops, amenities and well-regarded schooling.

The surrounding New Forest provides thousands of acres of heathland and woodland, ideal for walking, cycling, horse riding and a wide range of outdoor pursuits. Excellent road links are close at hand, with the A338 providing access north to the cathedral city of Salisbury, which offers a mainline railway service to London, and south towards the coastal towns of Bournemouth, Christchurch and Poole.

For wider travel connections, Southampton is approximately 19 miles to the east via the M27, while Bournemouth is approximately 17 miles to the south. Both Southampton and Bournemouth airports are within easy reach, offering flights to a range of UK and European destinations. London is also accessible by road in approximately two hours via the M27, M3 and M25.

Points of Interest

The Woodfalls Inn	0.8 miles
Swannys Convenience Store	0.8 miles
Liguoris Handmade Pizza Takeaway	1 mile
Hale Primary School	1.2 miles
Hamptworth Golf Club	3.7 miles



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