



HEARNES

WHERE SERVICE COUNTS

Main Road, Sandleheath, Fordingbridge, SP6 1TD

FREEHOLD

A high specification four bedroom detached house constructed in 2015 by a renowned local builder and benefitting from the remainder of the ten year NHBC Building Guarantee. The property also offers some of the most up to date Eco Features; low energy (A rating), Samsung Air Source Heat Pump with under floor heating throughout the ground floor. The Solar Energy is 100% efficient which could provide an income all year round, triple glazed woodgrain windows and low energy lighting.

The bespoke accommodation of approximately 2210 sq. feet is beautifully presented throughout and comprises of an entrance hall with an under stairs storage cupboard, , WC to the side and an oak and glass staircase rising to the first floor galleried landing and Porcelanosa tiling with underfloor heating which continues through to the kitchen/family room. The kitchen area provides a range of high end units and appliances and ample space for a dining table. The family room is particularly light and bright with double doors opening on to the rear gardens. A separate utility room affords further storage units and space for additional appliances. The triple aspect sitting room is particularly generous and has a feature fire place and double doors opening onto the raised patio. The study enjoys views over the front aspect. The living space has been enhanced with the garage being converted to a separate dining room with double doors to the rear and a gym wet room which also provides access to the rear.

The first galleried landing provides access to the four bedrooms with bedroom one being an exceptional size with fitted wardrobes and a luxurious fully tiled en-suite which has a walk in shower cubicle, wall hung vanity unit with inset wash hand basin, low level WC and feature inset alcoves. The remaining bedrooms are serviced by the equally contemporary bathroom which is partially tiled with a raised panelled bath, concealed cistern WC corner shower cubicle and vanity unit with inset wash hand basin.

The front of the property is approached via block paviour onto a shingle which provides parking for three cars and turning area. The front garden has been attractively landscaped with a pond and sleeper feature, lighting and external power sockets. The landscaped rear gardens are a real attribute to the property and are mainly laid to lawn with a raised patio adjoining the property ideal for al fresco dining and entertaining and a seating area to the rear. The whole of the area is heightened by the wonderful backdrop of paddocks and woodland.

Viewing is highly recommended to appreciate the exceptional specification and the delightful location.

COUNCIL TAX BAND: F

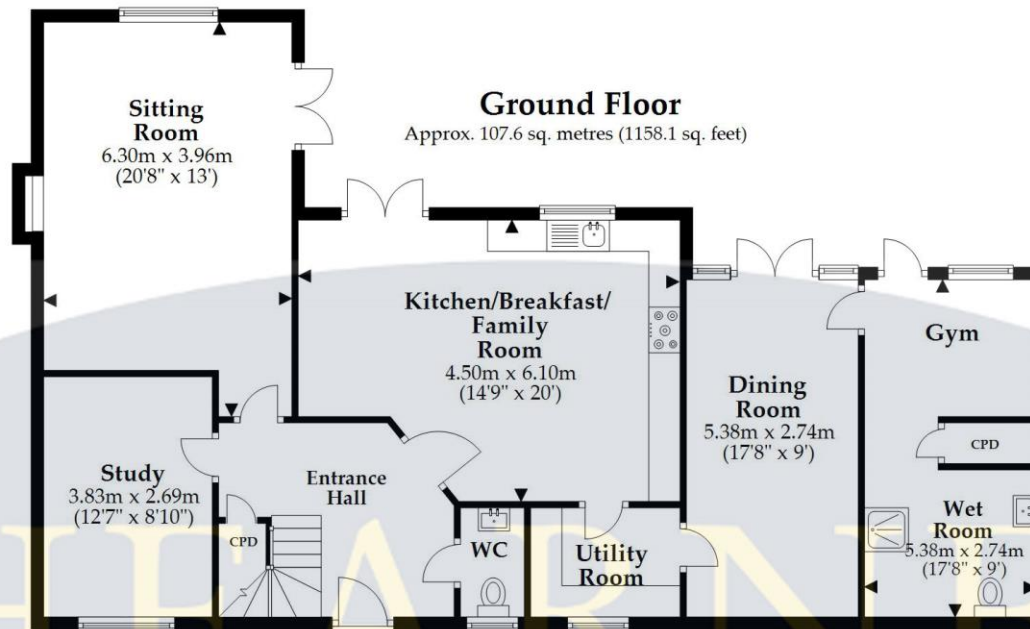
ENERGY PERFORMANCE RATING: A

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





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



Total area: approx. 205.3 sq. metres (2209.6 sq. feet)

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







View from the first floor

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