



WOODLANDS LODGE, SANDLEHEATH, HAMPSHIRE

Utterly Unique Country Home with Garage/Annexe, Large Carport, Workshop and Outbuilding in a Peaceful
Location with Beautiful Woodland and with Excellent Communication Links
Total About 9.2 acres

SITUATION

Fordingbridge 2 miles, Ringwood 8 miles, Salisbury 12 miles,
Ringwood 9 miles, Bournemouth 18 miles, Southampton 23 miles.
Mainline Train Services: Salisbury to London Waterloo 88 mins.
International airports: Bournemouth 15 miles, Southampton 24
miles, Heathrow 80 miles

Woodlands Lodge is situated on the edge of the Cranbourne Chase AONB in the village of Sandleheath, located in West Hampshire, near the Dorset border. The local town, Fordingbridge, offers; shopping, dining and leisure facilities with more extensive facilities available in Salisbury. The New Forest National Park is 3 miles away.

Located just 2.5 miles off the A338 the property enjoys excellent communication links with Salisbury to the north, Ringwood to the south and Southampton and Winchester via the M27 to the east.

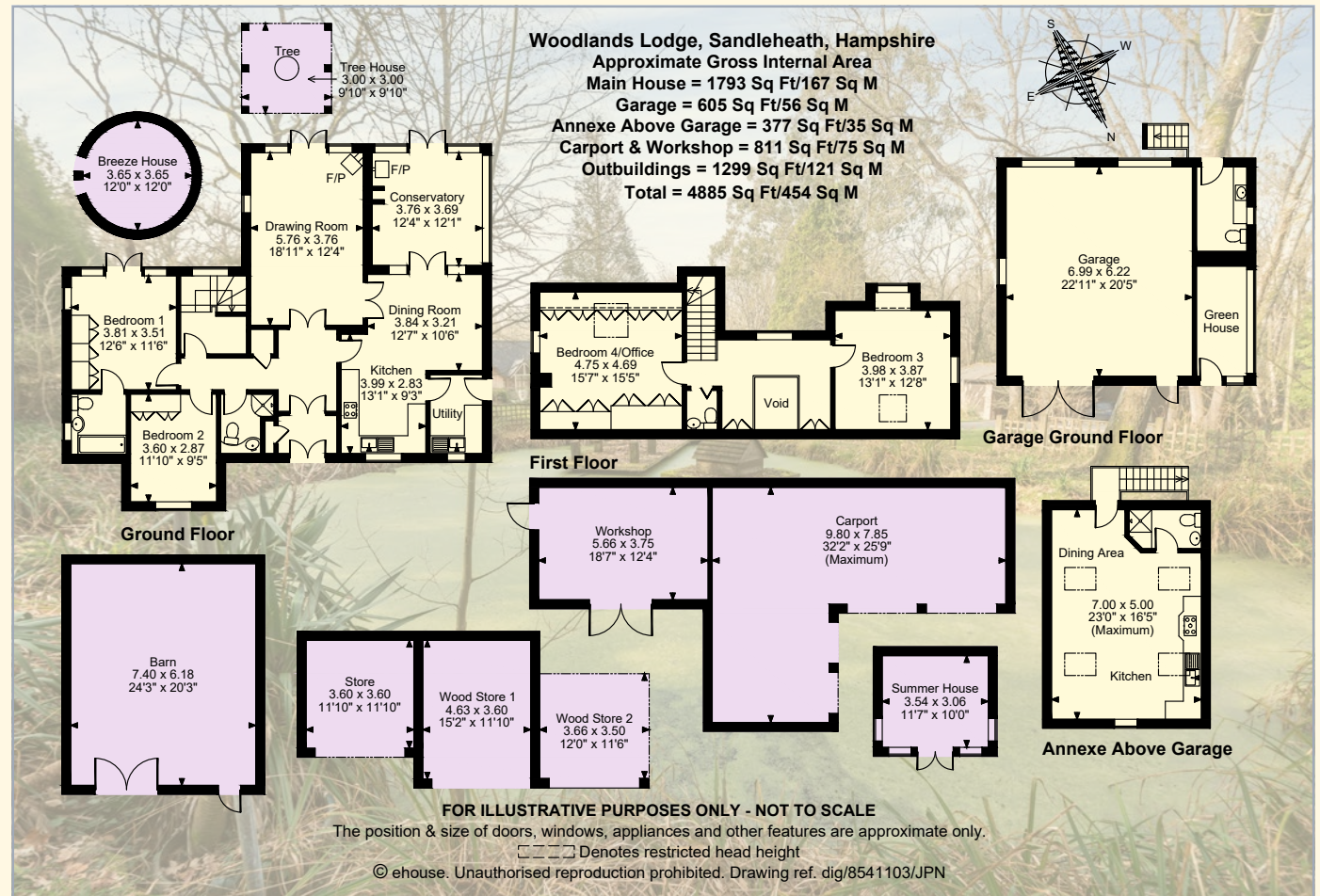
Education There is an excellent selection of public and private schools nearby including Forres Sandle Manor at Fordingbridge, Moyles Court near Ringwood, Canford Manor at Wimborne and Burgate with the cathedral city of Salisbury to the north east also offering a host of good schools including both a boys and girls grammar. Popular primary schools are available at Breamore and Fordingbridge. For further details see www.isc.co.uk for independent schools and www.wiltshire.gov.uk/www.hants.gov.uk for state schools information.

Local, Sporting & Recreational Exceptional walking, riding and cycling opportunities abound: there is direct access to a bridleway from the woodland. The property is just a 10-minute drive from the New Forest National Park where there are 219 square miles of walks and trails over varying terrains. The nearby city of Salisbury benefits from a number of excellent shopping facilities, three supermarkets including a Waitrose, schooling and a wide range of other amenities which include doctors' and dentists' surgeries, hospital, theatre, and library. The Salisbury railway station has a regular service to London Waterloo, or to Bath, Bristol, and South Wales. Golf can be enjoyed at Hamptworth Golf & Country Club. Sailing and water sports are available on the south coast within 30 minutes' drive. Horseracing is at Salisbury & Goodwood. Fishing can be enjoyed on the River Avon. See www.hampshire.gov.uk and www.thenewforest.co.uk for further information.

WOODLANDS LODGE

A truly extraordinary property, located at the end of a private road and enjoying complete privacy and tranquility, surrounded by ancient woodland. The house is unique and has been exceptionally maintained by the vendor and offers flexible accommodation with some unusual features including vaulted ceiling in main reception and glass floor landing. The property sits well back in the plot and is perfectly situated to enjoy the fabulous setting, complimented by the well landscaped gardens front and rear. In summary;

- Four Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Three Bathrooms
- Utility Room
- Cloakroom
- Exceptional Gardens front and rear



DETACHED ANNEXE & GARAGING

Situated opposite the main house there is large, detached building constructed in the similar style to the house and incorporating a double garage, greenhouse and cloakroom with an annexe over incorporating studio room with kitchenette and en suite shower room.

OUTBUILDINGS

The property enjoys a range of outbuildings in addition to the annexe complex, including brick built carport with attached workshop. Further detached block built workshop with vehicular access. Three timber wood stores. There is also a timber circular gazebo situated in the garden and a tree house to the front of the property.

EXTERNAL

The grounds of Woodlands Lodge are unique. The property enjoys private gated access and gravel drive leading to the house and outbuildings providing plenty of parking. The gardens wrap the front, side and rear of the property, being beautifully landscaped incorporating two ponds, raised beds and matures trees and shrubs. The gardens extend to the southern boundary of the property where access is permitted directly onto a bridleway, thus appealing to the equestrian market. The ancient woodland flanks the western boundary and enjoys a woodland walk through the entirety of the woodland which consists of bluebells and mature mixed broadleaf woodland.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority Hampshire County Council

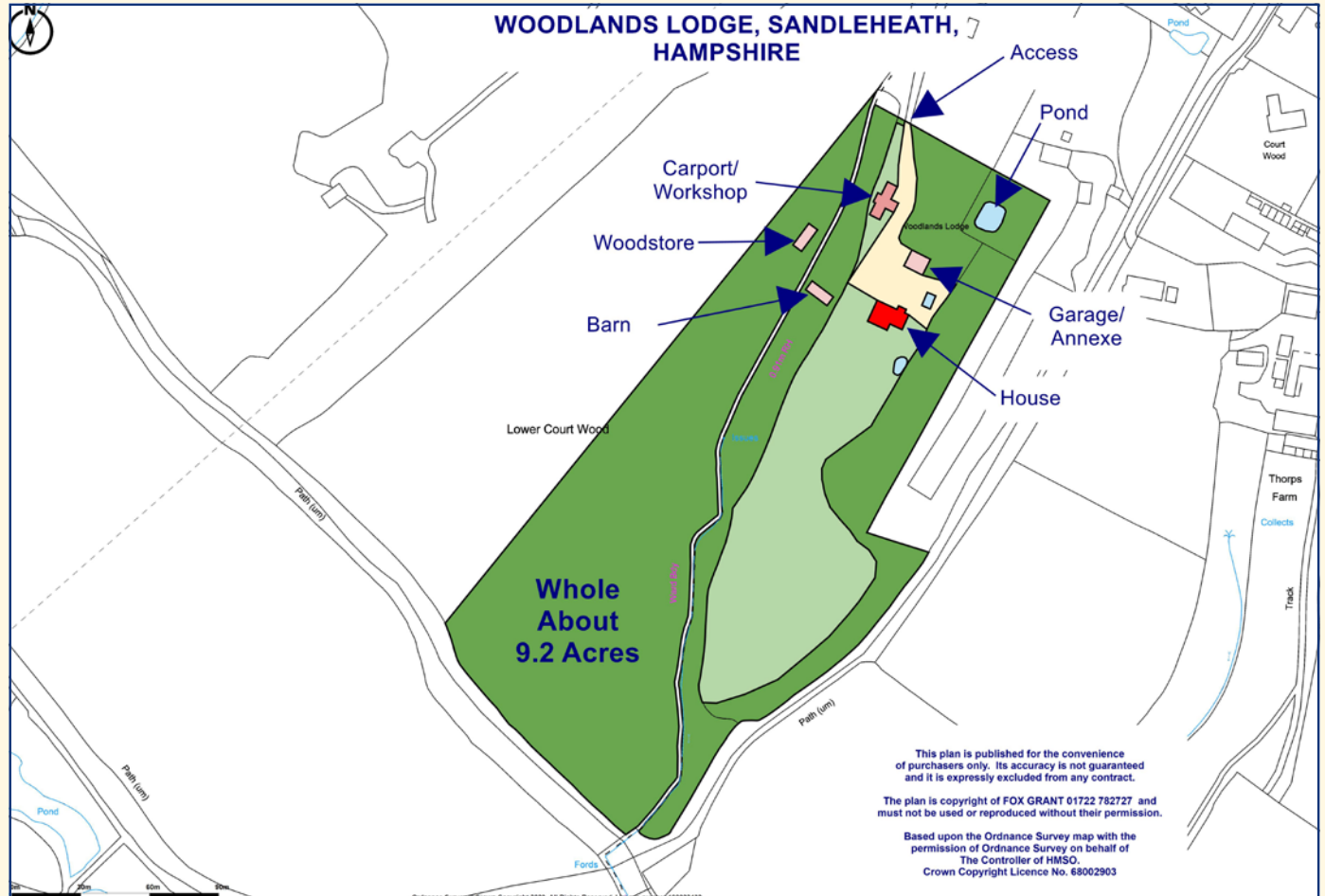
Council Tax Band

Energy Performance Certificate (EPC) Band

Services Mains water and electricity, mains gas central heating. Private drainage

Fixtures & Fittings Unless mentioned specifically by separate negotiation.

Particulars Prepared in March 2023 by Rose Grant



VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. For further information or to book a viewing please contact **Rose Grant** or **Charlotte Roberts-Barr** or email rose@foxgrant.com



**Charlotte
Roberts-Barr**



Rose Grant

Fox Grant

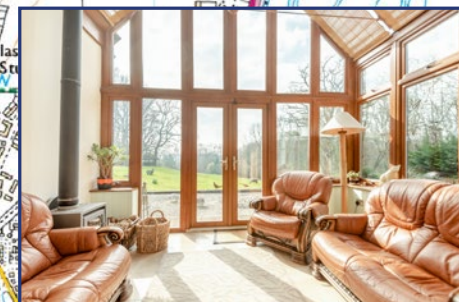
WOODLANDS LODGE, SP6 1QB

DIRECTIONS

Postcode: **SP6 1QB**

From the A338 take the B3078 into Fordingbridge at the roundabout take the first exit and then bare right continuing onto Shaftesbury Street and then Station Road for approximately 3km into Sandleheath. Turn left onto Tanners Lane continue approx. 200 m and the entrance to Woodlands Lodge will be found straight ahead.

What three words; disco.mermaids.rocks



foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**



**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**