



A striking Grade II listed property

Sandle Manor Mews, Sandleheath, Fordingbridge, Hampshire, SP6 1NT

Freehold



Description

The Mews is an attractive Grade II listed property that is currently configured to comprise a pair of cottages. The property could easily be re-configured into one large, detached property; however there could be opportunities to divide the property further and convert it into a number of smaller residential units (subject to planning permission and listed building consent).

The Mews offers nearly 4,000 square feet of accommodation, the larger half of the property comprises of a reception hall, drawing room, study, kitchen/breakfast room, utility room and cloakroom on the ground floor. Stairs rising from the reception hall lead to a landing, master bedroom with open-plan en suite bathroom, two further bedrooms and a shower room.

The other cottage has a hall, kitchen, living room, dining room and shower room on the ground floor and two bedrooms and a bathroom on the first floor as well as a private garden.

Adjacent to The Mews is the schools' former art block which offers a large, open-plan ground floor area with high ceilings and a mezzanine style first floor again with a small area of garden to the rear. This building measures over 1,500 square feet.

The property has a private access from Marl Lane and there is a secured, large and gated parking area to the front of both buildings.

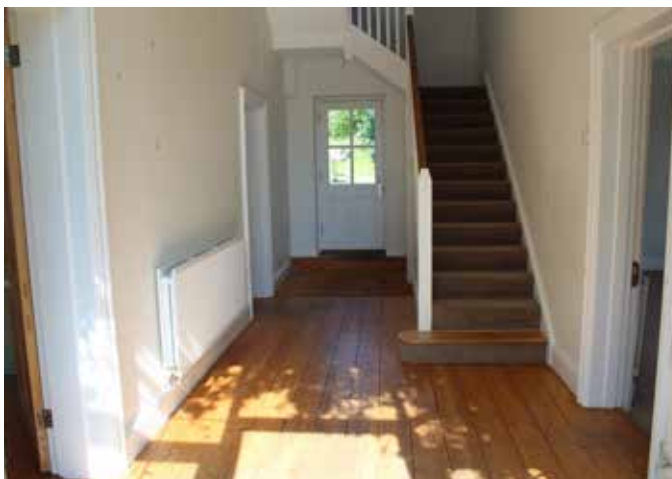
The property benefits from extensive gardens with a

broadly southerly and westerly aspect, the majority of which are bordered by attractive high brick walls. Furthermore, there are some useful outbuildings.

Situation

The property is situated in a beautiful and peaceful rural position at the far end of a unmade private road that accesses Fordingbridge and Whitsbury and leads to Salisbury. The home is perfectly positioned next to open farm and grazing land and adjoining Forres Sandle Manor School, a highly regarded independent boarding school.

Nearby Sandleheath is a popular village that boasts a post office and village store, scout hut, tennis club and church, and the thriving downland villages of Rockbourne and Damerham are a short drive away – and just a short walk across the fields. Fordingbridge is a small market town which has a post office, library, vibrant community, good medical centre and a variety of useful shops. It has a park, restaurants and a cinema.





Shopping centres and a wider range of amenities are available a short drive away in the Cathedral City of Salisbury to the north and Ringwood and Bournemouth to the south. As well as the leisure opportunities in the New Forest, the property benefits from easy access to Poole, Christchurch and the Solent ports for sailing and water sports. There are numerous good schools nearby, most notably the property borders Forres Sandle Manor, a popular co-education Prep School. The area is very well placed for commuting to business centres in Salisbury, Bournemouth, Southampton and further west in Dorset. All with good train services to London Waterloo, Bath, Bristol and Southampton.

Directions

Leave Fordingbridge High Street travelling in the signposted direction of Sandleheath and Damerham. Opposite the fire station turn right into Normandy Way and first left onto the Marl Lane track. Follow the track for approximately 1 mile and the entrance to The Mews will be found on the left hand side.

Alternatively, follow direction to Forres Sandle Manor School, continue past the main building and follow the gravel lane round to the left and through some wrought iron gates to the parking area for The Mews.

Tenure

The property is for sale Freehold with vacant possession upon completion.

Local Authority

New Forest District Council

Council Tax

Band H

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

Viewing

Strictly by appointment with Savills.

Sandle Manor Mews, Sandleheath, Fordingbridge, Hampshire, SP6 1NT

Approximate Area 359.9 sq m / 3874 sq ft

Former Art Block 168.1 sq m / 1809 sq ft

Total 528.0 sq m / 5683 sq ft (Excluding Voids)

Including Limited Use Area (33.2 sq m / 357 sq ft)



savills

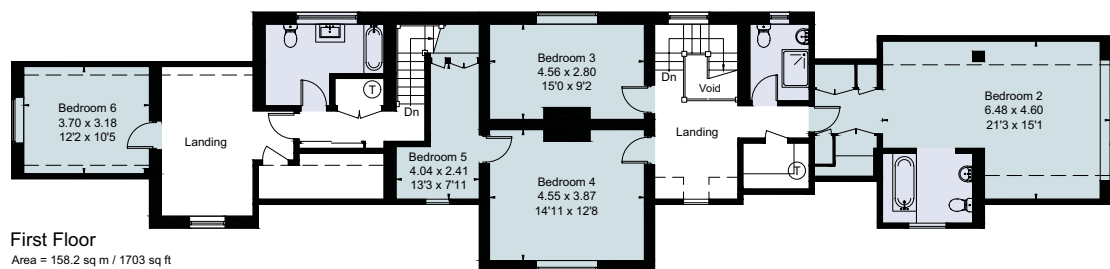
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Patrick Brady

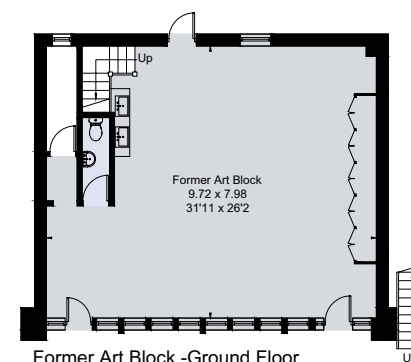
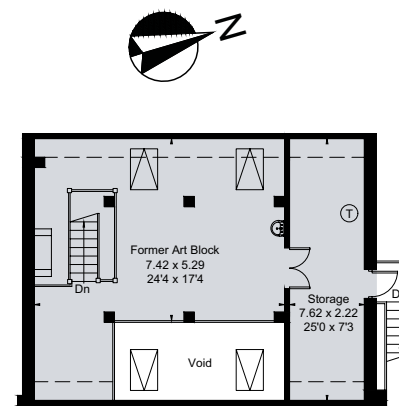
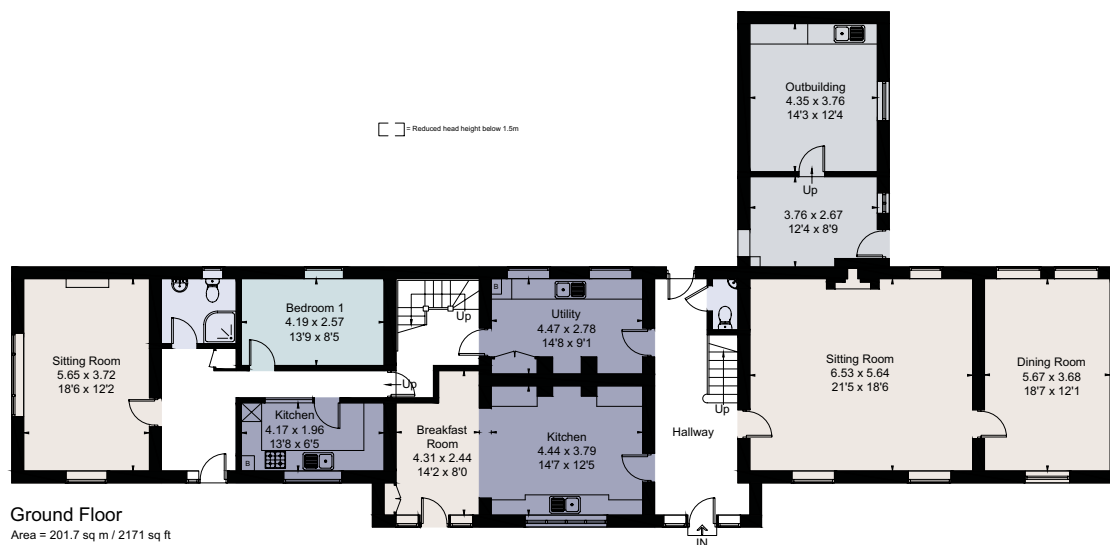
Savills Salisbury

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□ = Reduced head height below 1.5m



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