



Brackendene Hale Road, Hale, Fordingbridge, Hampshire, SP6 2NW

£699,950 Freehold

**Originally a Forest cottage, considerably extended in recent years to create a wonderful family home.**

### **Description**

This lovely family home was built in the 1930's as a Forest cottage but has been considerably extended in recent years and now has spacious and adaptable accommodation together with ample parking, good front and rear gardens and double garage. There are character features throughout such as stripped timber doors, picture rails and fireplaces. Further benefits include mains gas central heating, double glazed windows and upvc fascias and soffits. It is situated in a wonderful position within the New Forest National Park close to wonderful walking and the village green. Woodfalls with it's public house, shop and post office is within an easy walk. For more extensive facilities, Downton is 2 miles away, Fordingbridge 4 miles and Salisbury 8 miles.

### **Entrance Porch**

Tiled floor, courtesy light.

### **Entrance Hall**

Stairs to first floor. Wood effect flooring, picture rail.

### **Cloakroom**

Low level wc and wash basin. Extractor fan.

### **Sitting Room**

triple aspect room with bay window to front elevation, ornamental fireplace with coal effect gas fire, picture rail, wall lights, tv point, double doors to garden.

### **Dining Room**

Bay window to front elevation, ornamental brick fireplace, picture rail.

### **Family Room**

Double aspect room, picture rail.

### **Kitchen/Breakfast Room**

Double aspect room with range of work surfaces with inset one and a half bowl sink and drainer with mixer tap, space for electric cooker with extractor hood over, space for dishwasher, base and wall mounted cupboards, drawers and plate rack, Vaillant gas boiler for central heating and hot water, archway to:

### **Utility**

Door to garden, work surface with sink and drainer, base and wall cupboards, space and plumbing for washing machine.

### **First floor Landing**

Hatch to loft space, picture rail.

### **Bedroom 1**

Picture rail, door to:

### **Ensuite Shower Room**

Wash basin with cupboard below, shower cubicle with thermostatic mixer shower, wc, part tiled walls.

### **Bedroom 2**

Picture rail.

### **Bedroom 3**

Double aspect room, built in double wardrobe, picture rail.

### **Bedroom 4**

Picture rail.

### **Bedroom 5/Study**

### **Bathroom**

White suite of panel bath, wc and hand basin. Shelved airing cupboard with lagged tank and immersion. thermostatic shower, part tiled walls, range of cupboards.

### **Outside**

The front garden is laid to lawn with hedging and mature shrubs. Long gravel driveway offers ample parking and leads to the rear garden. A paved patio leads to lawn with flower beds, shrubs, mature trees and hedging. A brick wall separates the garden from the driveway. To the rear are open fields.

### **Double Garage**

Brick built double garage with 2 metal 'up and over' doors.

### **Services**

Mains gas, water, electricity and drainage are connected to the property.

### **Outgoings**

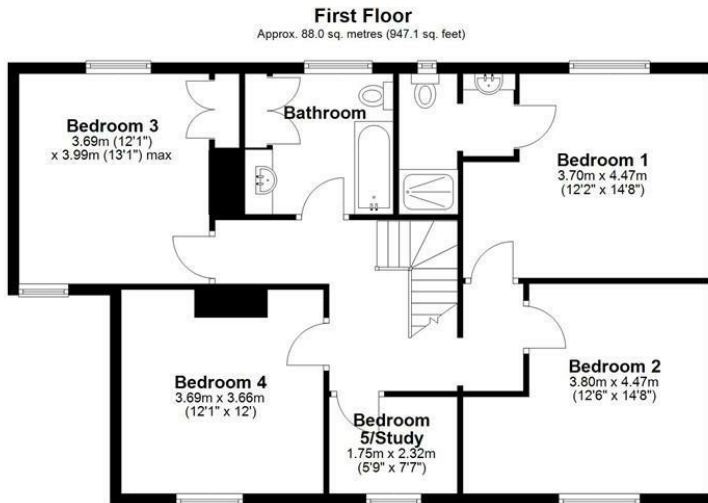
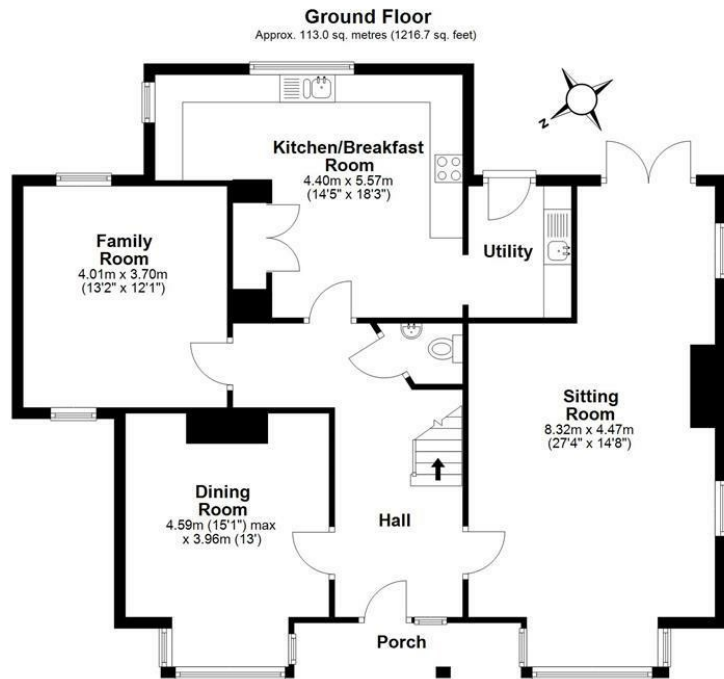
The Council Tax Band is ' G ' and the payment for the year 2023/2024 payable to New Forest District Council is £3,547.52.

### **Directions**

From Salisbury take the A338 to Downton. At the traffic lights turn left into The Borough. Proceed through Downton and Woodfalls. Pass the Woodfalls Inn and Sports Ground on the left and take the next right turning to Hale. Brackendene will be seen on the left after a short while.

### **WHAT3WORDS**

What3Words reference is: ///hiking.unsettled.dividing



Total area: approx. 201.0 sq. metres (2163.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-91) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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