



Sandle Lodge

Hampshire

A substantial and stylish period country house with superb leisure facilities set in gardens and grounds of approximately 4 acres.

Sandle Lodge, Sandleheath, Fordingbridge, Hampshire, SP6 1PF

Fordingbridge town centre 1.4 miles, Ringwood town centre 7.7 miles, Salisbury city centre 11.7 miles, Salisbury mainline station 12.5 miles (1 hour 30 minutes to London Waterloo), M27 13.6 miles, Bournemouth Airport 13.4 miles, Southampton Airport 22 miles, Southampton Parkway mainline station 23 miles (1 hour 10 minutes to London Waterloo)

Features:

Reception hall | Drawing room | Play room/study | Studio/sports room | Family area | Dining area | Kitchen area
Utility room | Cloakroom | Principal bedroom with fitted dressing room and en suite bath and shower room | 5 Further bedrooms, 4 with en suites | Family bath and shower room
Cellar

Garaging | Offices/stores with cloakroom | Tractor/garden machinery store | Secondary store | Gardens | Orchard and walled vegetable garden | Outdoor swimming pool with electric cover | Hard surface tennis court | EPC rating D

About 4 acres

Extra land available by separate negotiation





The property

Sandle Lodge is a fine detached country house with classic Georgian painted brick elevations, which is presented throughout in a most beautiful and elegant manner. The current owners have meticulously and sympathetically renovated the house using traditionally designed period features including the wooden joinery, panelling and architrave mouldings. The house boasts high ceilings throughout as well as wonderfully large sash windows providing ample natural daylight. Whilst Sandle Lodge contains many of the features one would expect of a Georgian house, it also combines period charm with high-quality modern day fittings.

As you pass through the front entrance you are greeted by the reception hall, whose two hundred and fifty year old oak floors gently leads you through to all of the reception rooms. When you leave the hallway, lit up by the skylights above, you are met by the 'hub' of the home. The kitchen/family/dining has been stylishly designed whilst benefiting from modern amenities, such as underfloor heating beneath the walnut parquet flooring. The kitchen units themselves have been handcrafted by the renowned kitchen designer Chalon, which features a fitted Aga, a separate Miele electric oven and further oversized Miele fitted appliances, all of which are centred around a statement island. From here you can make the most of the surrounding grounds with direct access to each elevation through the numerous sets of doors.

A wonderful double aspect drawing room features an open fireplace, a seated bench within the bay window and a set of French doors that lead out to the south facing formal gardens. There is a superb playroom, which was previously used as a generous study. There is a further reception room, which is currently used as a studio, but could easily be turned back into a dining room that enjoys views over the manicured gardens. The large utility room and cellar provide further space for home storage, appliances, and a significant amount of wine.

The stylish and exquisite interior continues up to the first floor where five of the six bedrooms are found. The principal suite, which was featured in the interiors special of Country Life Magazine, boasts a double aspect, phenomenally tall ceilings and a fully fitted dressing room. From within the airy principal en suite, one can enjoy the views of the landscape from the focally placed roll top bath. Three of the other first-floor bedrooms benefit from en suites, with a family bathroom also located on this level. A further staircase leads to the second floor, where there is an additional double bedroom with an en suite bathroom and a Juliet balcony.

Outside

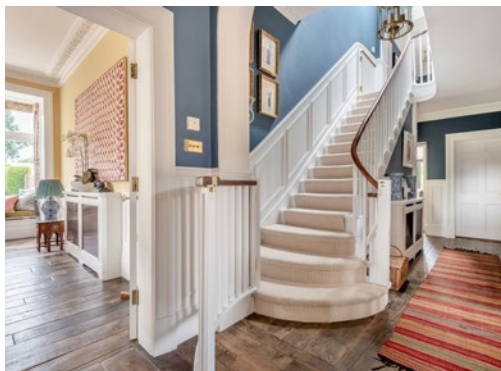
Sandle Lodge is approached through solid wooden automated gates and down a long sweeping romantic gravel drive that culminates at the front of the house where extensive parking can be found. There is a spur off the main driveway that leads round to the rear of the house where the garaging, home offices, tractor store and further parking can be found.

The house is centrally placed, surrounded by attractively landscaped gardens and grounds with an array of ancient trees and an abundance of English flowers, all supported by established border hedgerows. Circling the house is an extensive stone terrace that offers the opportunity for an early morning coffee to the east or an early evening British summer party to the west. Elsewhere you will find a tranquil swimming pool with its own sun terrace, a well-maintained tennis court, walled vegetable garden and a fruit orchard producing apples, pears and plums.

Location

The property is in the heart of the small and sought-after village of Sandleheath on the edge of the New Forest National Park, just moments from the historic town of Fordingbridge. Sandleheath has a local store, a village hall and a thriving tennis club, while Fordingbridge caters for most daily requirements, including local shops, butchers, a gourmet grocer, pubs, a regal cinema, cafés and restaurants and access to primary and secondary state schooling.

Nearby you will find quick access to the National Park where you can find a whole host of country pursuits, including shooting, hacking, sailing on Blashford Lakes and watersports at the New Forest Water Park. There are two prestigious Top 100 Golf Courses, Remedy Oak and Ferndown golf clubs that are both within 15 miles, as well notable courses, Rushmore and Hamptworth.











Bournemouth and Southampton Airports are 15 miles and 23 miles respectively, whilst Ringwood is just 9 miles distant which offers extensive shopping facilities including the Furlong Shopping Centre where you will find a Waitrose, The White Company and numerous other outlets.

Independent schooling is available, in particular, Forres Sandle Manor School being less than a mile away. Other notable schools include Sandroyd, Moyles Court, Chafyn Grove, Godolphin, Bishop Wordsworth's and Port Regis. Senior independent schools close by include Canford and Bryanston.

The Cathedral City of Salisbury to the north also has a wide range of recreational and shopping facilities, as well as a direct rail service to London Waterloo. The house is also well situated for motorways with the M27 linking to the M3 giving access to both Southampton and London.

Directions

Heading south on the A338 from Salisbury, take the B3078 exit towards Fordingbridge and at the junction, turn left onto the B3078. Take the first exit at the roundabout onto the High Street and after 0.8 miles, at the roundabout, continue straight ahead onto Station Road. After a further 0.8 miles, you will find the entrance on the left.

What3Words///amuses.stale.consults brings you to the property's driveway.

General

Local authority: New Forest District Council

Services: All mains connected

Council Tax: G

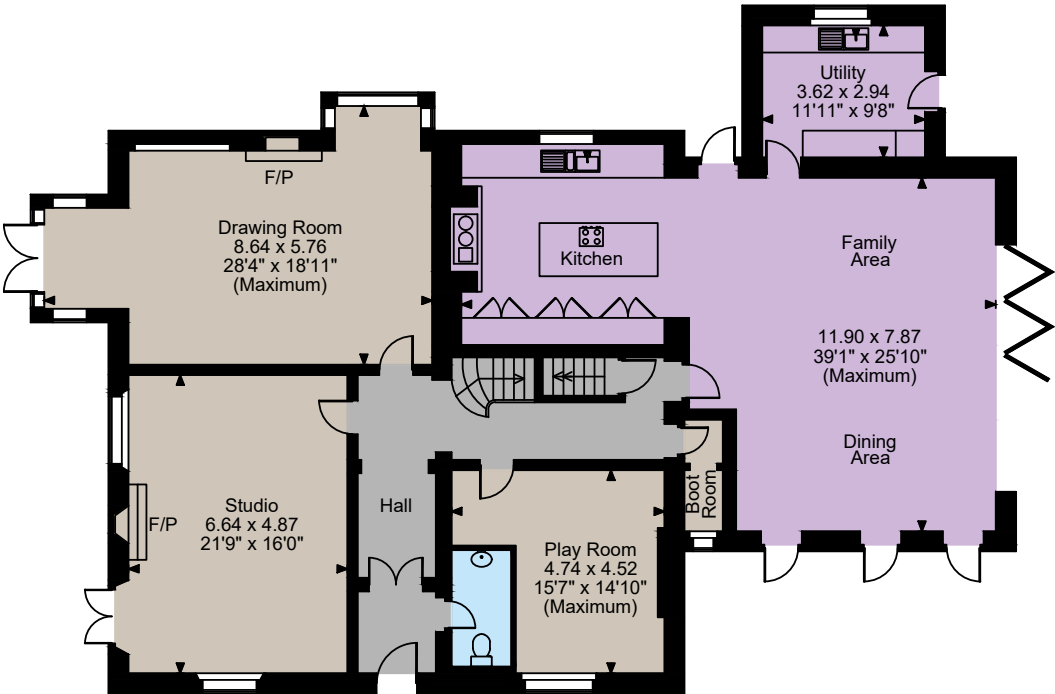
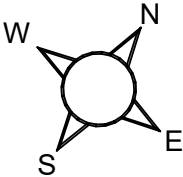
Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

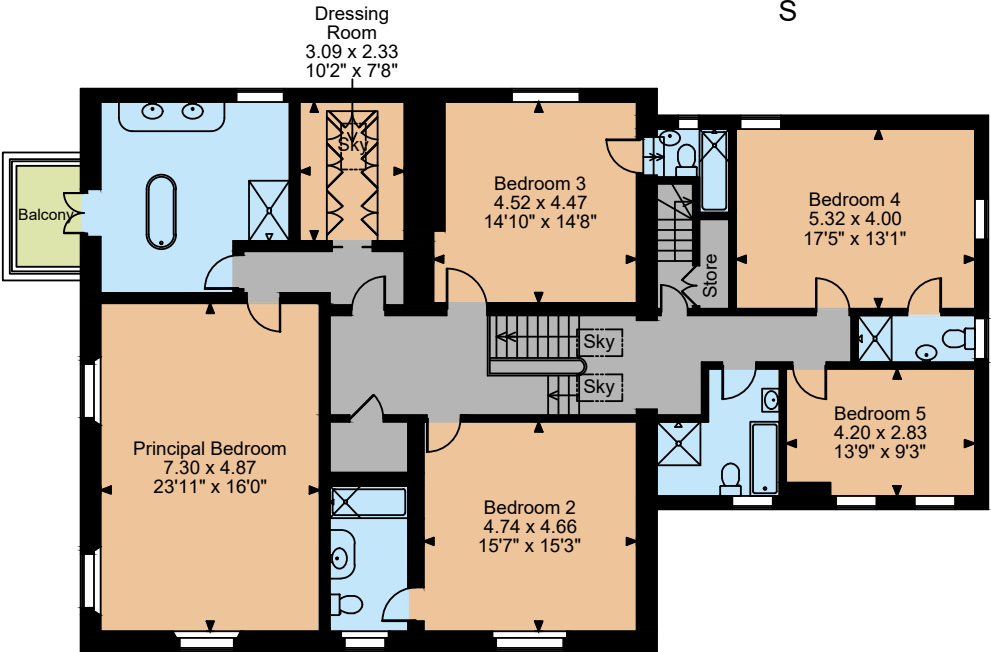
Guide Price: £2,750,000



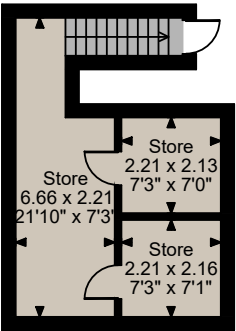
Sandle Lodge, Sandlebeath, Fordingbridge
Main House internal area 5,023 sq ft (467 sq m)
Balcony external area = 35 sq ft (3 sq m)



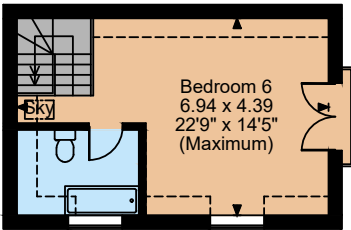
Ground Floor



First Floor



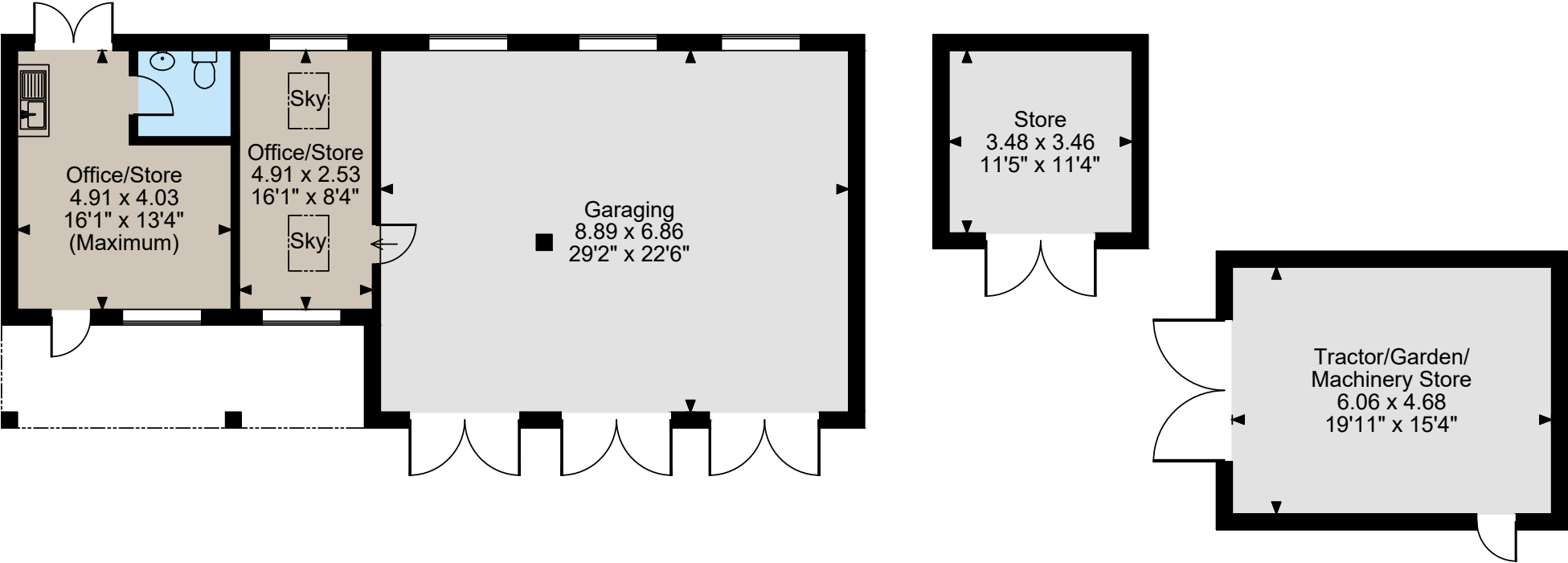
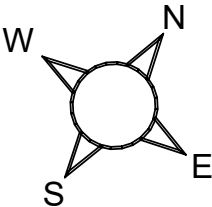
Basement



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height

Sandle Lodge, Sandlebeath, Fordingbridge
Garaging & Tractor/Garden/Machinery Store internal area 961 sq ft (89 sq m)
Outbuilding internal area 486 sq ft (45 sq m)



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□ □ □ Denotes restricted head height

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Over 50 offices across England
and Scotland, including Prime
Central London

Sandle Lodge

Total Area (1.62 ha / 4.00 ac)

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Not to Scale. Drawing No. Y23043-02 | Date 05.10.26

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