VENDITUM

RESIDENTIAL SALES

EST. 2004

# Hedgehog Hollow Morgans Vale Road

Salisbury, SP5 2HU

## Guide price £350,000

4 1 1 D

A 3-4 bedroom chalet style home offering spacious and adaptable accommodation. Hedgehog Hollow is offered for sale in good order throughout but does offer scope to enhance and personalise. The property enjoys a lovely open plan reception space and kitchen on the ground floor along with a fourth bedroom/study/playroom and wc, on the first floor are three well proportioned bedrooms and bathroom with separate shower. Hedgehog Hollow is double glazed with gas heating and a log burner. Outside the property has a generous yet manageable plot with an excellent level of off road parking to the front and a well enclosed family friendly garden to the rear. Located on Morgans Vale Road the house is within a few metres of the village school and church, a public house and array of amenities are also close by. The location is a short distance from Downton as well as having the New Forest on its doorstep. This is a great opportunity to buy an affordable property in such a mature village setting, an early viewing is advised.

## Directions
Proceed to Redlynch from Downton on the B3080. Turn right into Morgans Vale Road where Hedgehog Hollow can be found after a short time on your right hand side.

## Double Glazed Front Door to:

### Entrance Area
Stairs to first floor with double glazed window to front.

### Cloakroom
Low level WC, obscure double glazed window.

### Sitting Room 13'9" x 12'9" (4.2m x 3.9m )
Woodburner with brick surround. Wooden parquet flooring.

### Dining Area 9'0" x 11'11" (2.75m x 3.65m )
Double glazed picture window overlooking the rear garden, radiator and parquet floor.

### Kitchen 9'10" x 9'0" (3m x 2.75m )
Range of wall and base units with solid worksurface over. Space for cooker, washing machine and fridge. Inset 1 ¼ bowl sink with mixer tap, double radiator.

### Rear Porch 7'4" x 4'9" (2.24m x 1.45m )
Power and light, door to rear.

### Bedroom Four/Study 16'4" x 7'8" (5m x 2.35m )
Double glazed picture window, double radiator. Full height cupboard housing gas boiler and electrics. Laminate flooring.

### First Floor Landing
Access to loft. Built in double wardrobe.

### Bedroom One 13'1" x 10'5" (4m x 3.2m )
Double glazed picture window to front aspect, radiator.

### Bedroom Two 11'3" x 10'2" (3.45m x 3.1m )
Double glazed picture window to rear aspect. Radiator. Built in double wardrobe and full height shelved cupboard.

### Bedroom Three 9'10" x 7'10" max (3m x 2.4m max )
Double glazed window to front aspect. Radiator.

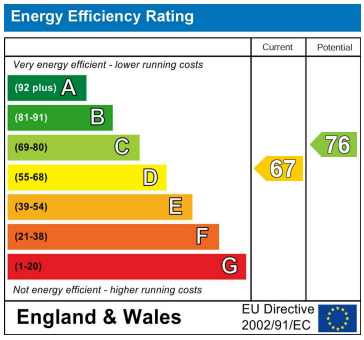
### Bathroom
White suite comprising WC, pedestal basin and panelled bath. Separate shower enclosure with thermostatic control. Full height airing cupboard housing hot water tank, radiator and obscure double glazed window.

### Outside
To the front of the house is a generous tarmacadam driveway providing parking for 3-4 cars, either side are areas of lawn enclosed by mature hedge and fence. Gate to side pedestrian access.
The rear garden is a particular feature of the property. Immediately outside the rear porch is an expansive patio area with a pedestrian path to side. Beyond is a generous area of lawn enclosed by wooden fencing with a range of mature planting. Toward the far end of the garden is a mature oak tree and block built shed/workshop.

## Area Map

## Floor Plans

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU
Tel: 01722 411151 Email: enquiries@venditum.co.uk https://www.venditum.co.uk