



HIGHFIELD LANE, WOODFALLS, WILTSHIRE, SP5 2NG £475,000 FREEHOLD

Winkworth

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This wonderful two-bedroom detached bungalow is in the most idyllic of settings with superb views over surrounding countryside. The generous and versatile accommodation consists of a large kitchen/dining room, offering a wide range of eye and base level units, a generous sitting room with feature fireplace. A garden room and conservatory, making the most of those wonderful views. The two double bedrooms are of large proportions, both featuring plenty of cupboard space. The principal bedroom benefits from an en-suite shower room, the second bedroom has use of a modern family bathroom with separate shower and bath.

Outside the property benefits from off-road parking for several vehicles with a single garage attached to the side of the property. The established garden is truly magnificent providing a beautiful tranquil space, enhanced by the views over neighbouring countryside. The garden is mainly laid to lawn bordered with specimen trees and shrubs. A paved patio area provides the perfect space for outdoor entertaining whilst taking in those wonderful views.

This property is offered with no forward chain.



LOCATION

Highclere is a lovely, detached bungalow located in the popular village of Woodfalls. Woodfalls is set on the edge of the New Forest, a sought-after residential area of individual modern and attractive older properties that look out towards the forest.

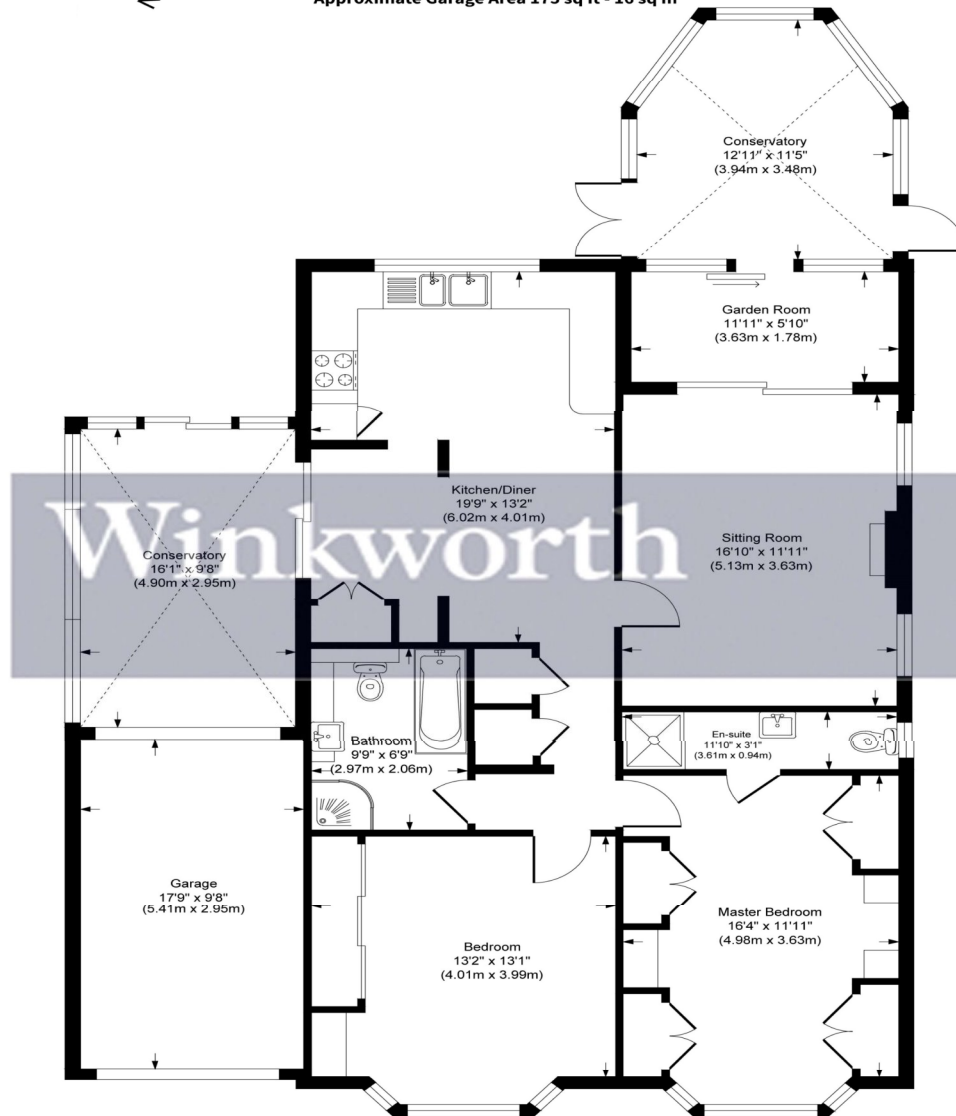
There are many amenities in the village including a village shop, the highly regarded Woodfalls Primary School, some excellent pubs including the Woodfalls Inn. Along with Redlynch, the village enjoys an active and friendly community. Nearby Downton offers further comprehensive amenities including doctors, supermarkets, shops, leisure centre, pubs and excellent schooling for all ages.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
1606 sq ft - 149 sq m
Approximate Garage Area 175 sq ft - 16 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards. © Outline Photos.

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