

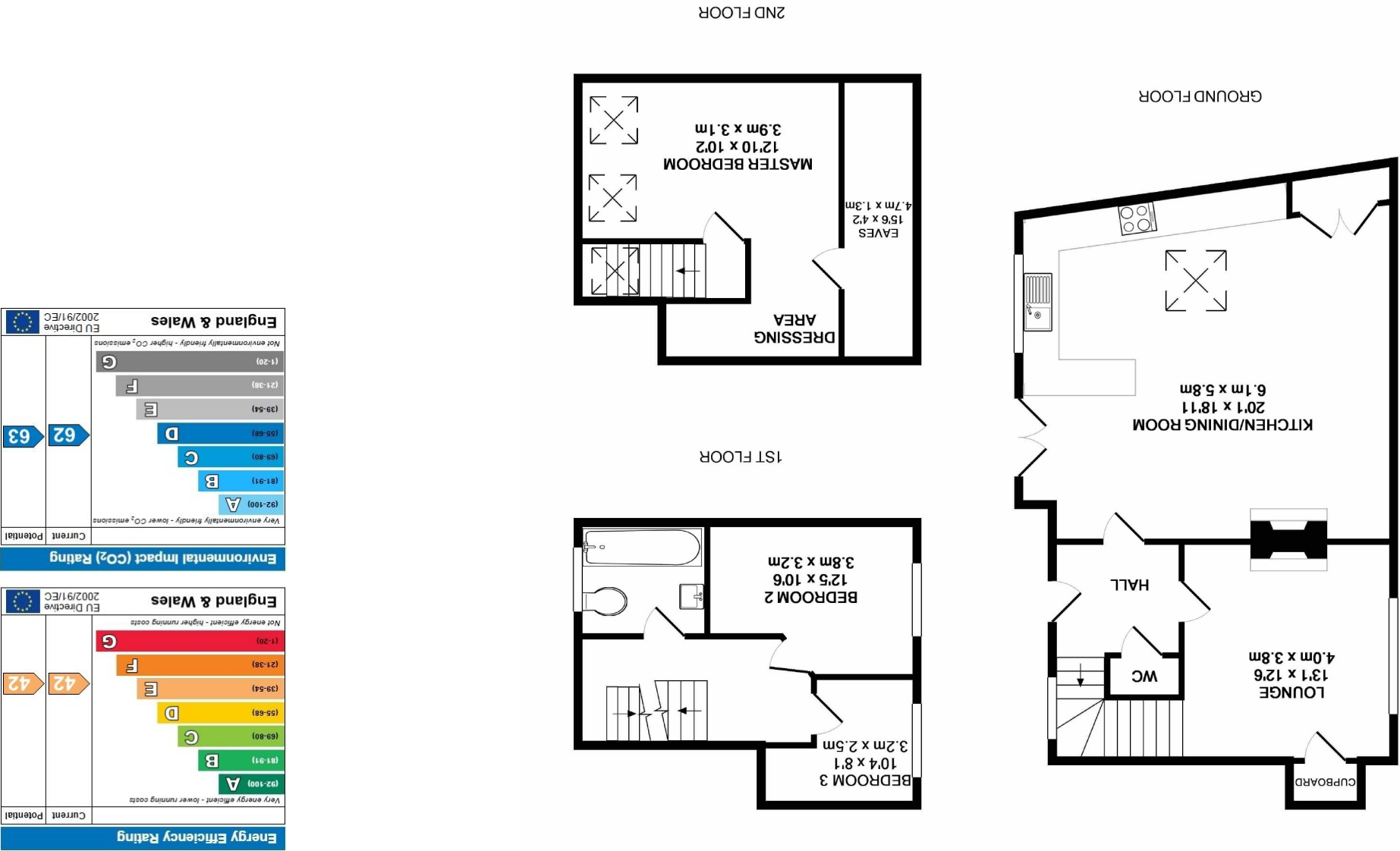


Measurements are approximate. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, equipment, facilities or appliances are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

View by appointment with the agents

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## 26 Sopley Farm Buildings, Derritt Lane, Sopley, Christchurch, BH23 7AZ

- Much sought after village location.
- Short stroll to village pub.
- Modern decorative theme throughout.
- Character features. including beamed ceilings.
- Downstairs cloakroom.
- Three bedrooms.
- Kitchen/dining room.
- Private courtyard garden.
- Covered carport.
- Council tax band 'C'.

£425,000



**A CHARMING PROPERTY IN A DELIGHTFUL COURTYARD STYLE DEVELOPMENT.** This is a rare opportunity to purchase an extended three bedroom semi-detached character cottage which is situated in the village of Sopley being approximately three miles to the north of Christchurch and six miles to the south of Ringwood. The property nestles within the redevelopment of a Victorian farm known as 'Sopley farm buildings' which incorporates a number of individual dwellings converted and re-developed from the original farm buildings in the mid 80's.

Extended in later years the property is well presented throughout and has been refurbished to a high standard, sympathetically retaining many of its character features. The side extension has provided a fantastic open plan kitchen/dining room and seating area with a vaulted ceiling and exposed beams. A double sided wood burning stove is a lovely focal point between the kitchen and the lounge. The lounge is warm and welcoming with the quarry tiled floor having under floor heating extending throughout the ground floor. Upstairs there are three bedrooms over two floors with a modern family bathroom. There is a private and sunny rear garden, block paved with pergola, brick built barbecue and a useful timber built lean to shed adjacent to the kitchen. Parking is provided by way of a covered Carport with further guest spaces available. **NO FORWARD CHAIN!**