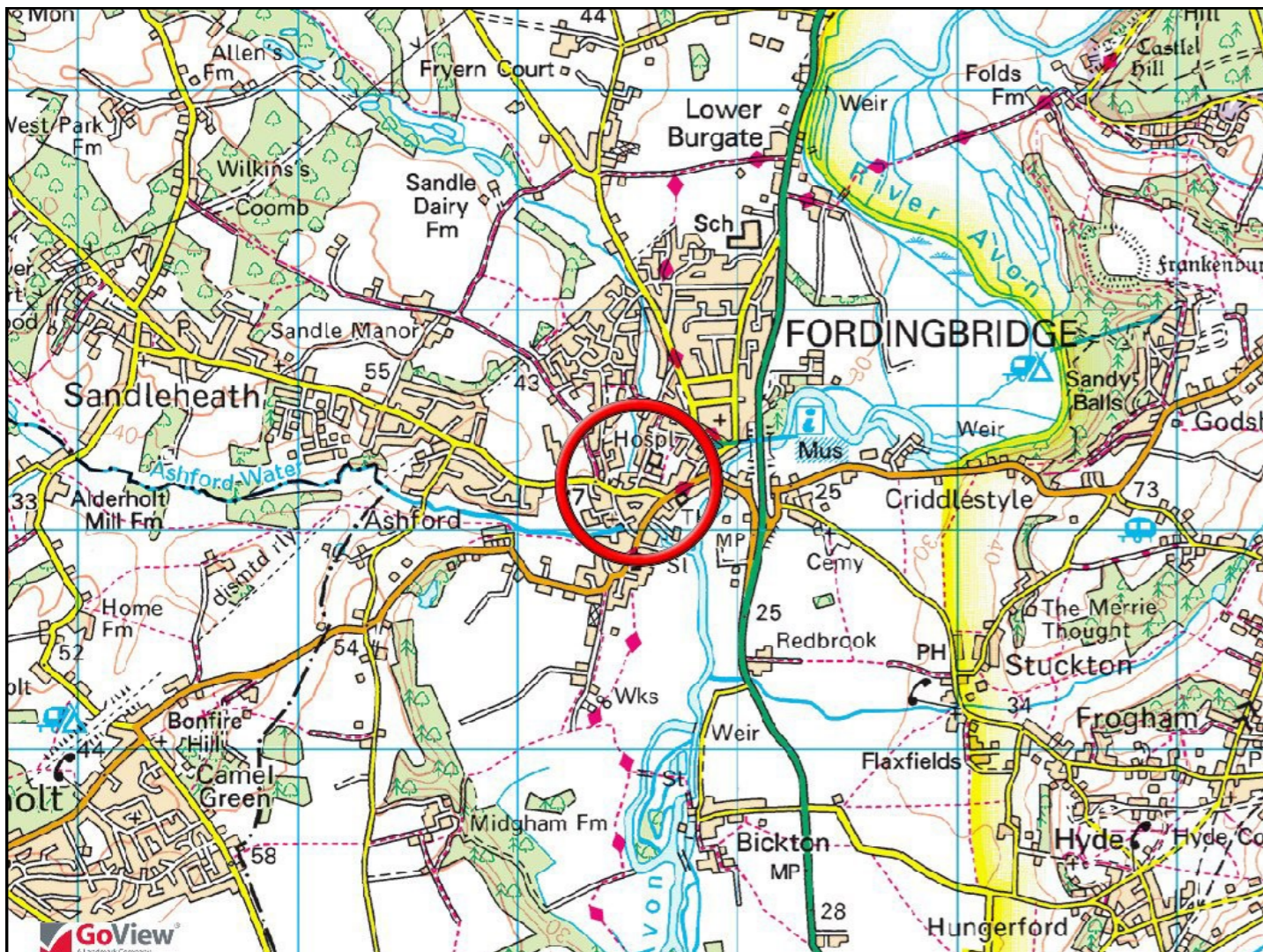


### 4 Moxhams, Fordingbridge, Hampshire SP6 1JE



**A semi-detached house with a riverside garden located conveniently close to the town centre, schools and the main bus route.**

Hall, cloakroom/WC, kitchen, sitting room, 3 bedrooms and bathroom/WC. Garden adjoining stream. Garage and parking. Gas fired central heating. Upvc double glazing. Solar panels. EPC band B.

**Price: £340,000 Freehold**

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH  
Tel: 01425 655333 E-Mail: [post@adriandowding.co.uk](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://www.adriandowding.co.uk)

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents.

**Outgoings:** Council tax band: D Amount payable 2024/25: £2215.95

**Services:** Mains water, electricity, gas and drainage.

**Location:** The property is well located in a convenient position a short distance from Fordingbridge town centre, local amenities and parish church.

**To locate:** From our office in Bridge Street, turn left into the High Street then bear right into Shaftesbury Street. Turn right as if entering the car park then immediately left into Moxhams.

Fordingbridge provides excellent local facilities with a variety of independent shops and eateries, a building society, medical centre, public library and churches of various denominations. The infant, junior and Burgate Secondary School & Sixth Form Centre are located on the northern outskirts of the town.

The town lies to the west of the New Forest National Park boundary and is convenient for access to a number of important centres. Salisbury is 11 miles to the north, where there is a mainline rail station connecting the south-west and London (Waterloo). Ringwood and Bournemouth are some 6 and 17 miles respectively to the south, whilst Southampton is approximately 20 miles to the south east. Junction 1 of the M27 is accessed at Cadnam, about 10 miles via the B3078.

The property comprises a semi-detached house with light and airy accommodation and a delightful, south facing garden that adjoins Ashford Water.

**Upvc glazed door to lobby:**

**Cloakroom:** WC. Washbasin.

**Hall:** Parquet flooring. Radiator. Stairs to first floor.

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Ceramic sink. Electric hob with extractor over. Double electric oven. Space for fridge/freezer. Larder cupboard. Door to outside.

**Living room:** Brick and slate fireplace with fitted gas fire. 2 radiators. Patio doors to deck and garden.

**Stairs to first floor landing:** Loft access.

**Bedroom 1:** Wardrobe recess. Radiator.

**Bedroom 2:** Fitted wardrobe. Vanity washbasin. Radiator.

**Bedroom 3:** Radiator.

**Bathroom:** Panelled bath. Pedestal washbasin. Shower enclosure with mains shower fitted. Heated towel rail. Radiator.



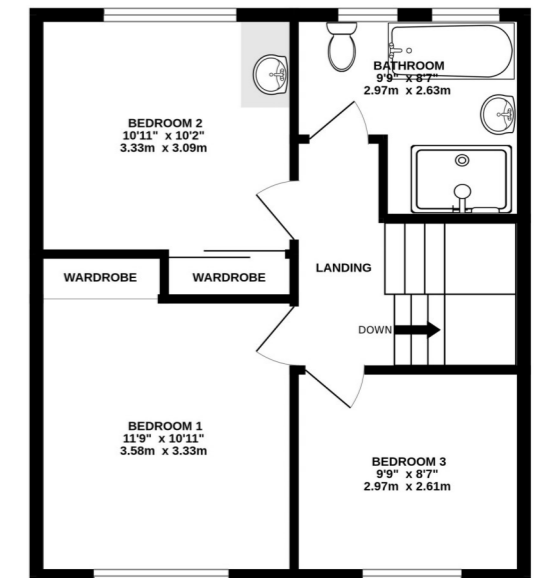
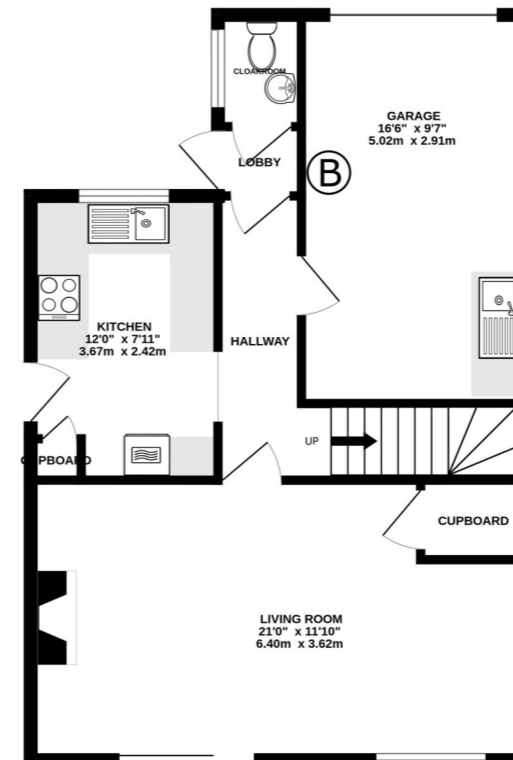
**Outside:** The property is approached over a private driveway leading to the single garage with up and over door. Within the garage is a utility area with stainless steel sink, plumbing for washing machine and space for dryer. Wall-mounted gas fired boiler (installed in 2023).

The attractive south facing rear garden is laid mainly to lawn with established borders, a decked area adjoining the living room and is bounded by Ashford Water.



GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.

1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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