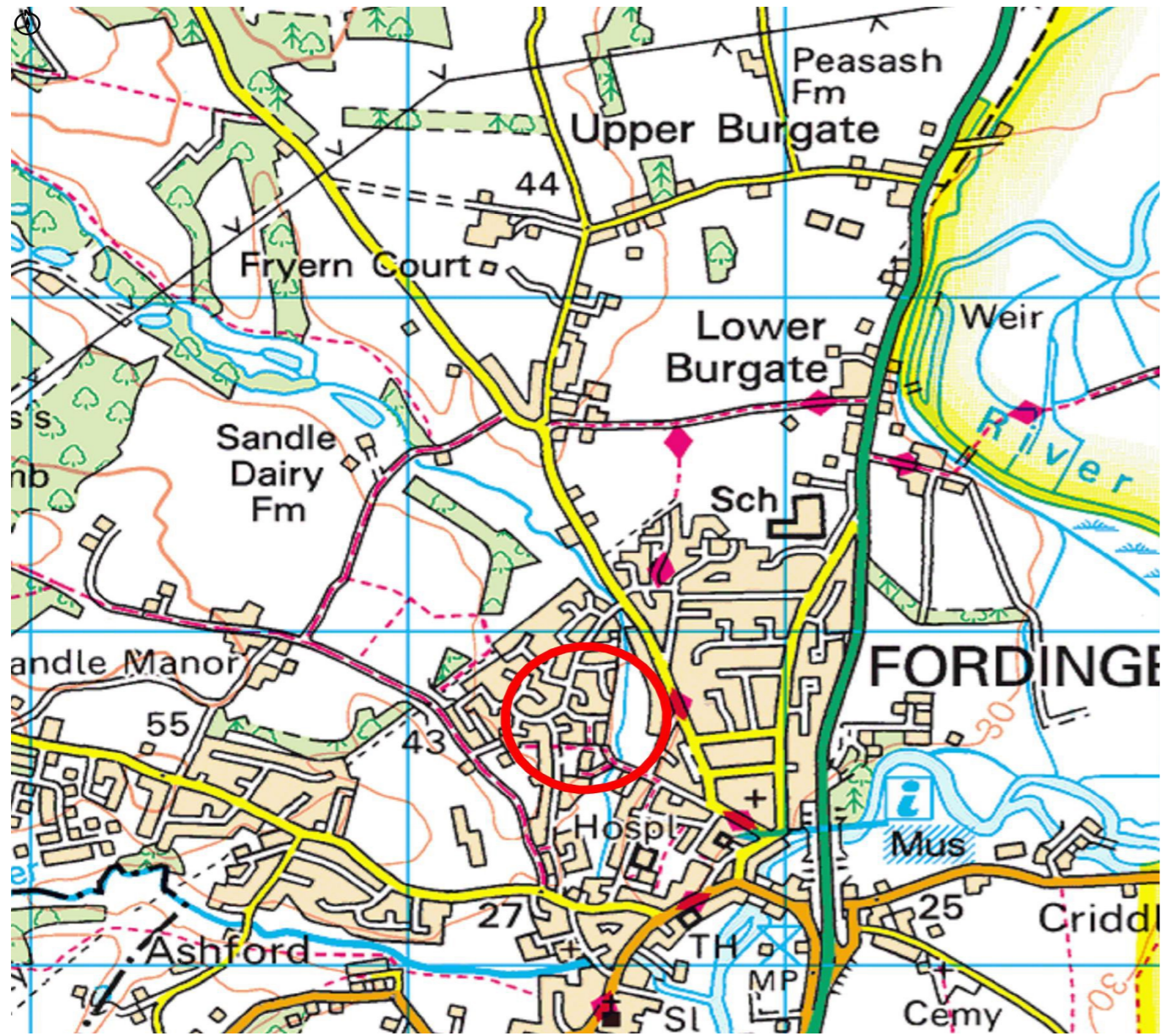


**Moat Cottage, 18 Meadow Court, Fordingbridge, Hampshire SP6 1LW**



**A newly updated modern (built 2006) cottage quietly located within easy reach of the Town centre and local schools.**

Hall, cloakroom/WC, sitting/dining room, newly fitted kitchen, 3 bedrooms, bathroom/WC. Enclosed garden. Parking. Gas fired central heating. Upvc double glazing. EPC band C. No forward chain.

**Price: £325,000 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: C Amount payable 2024/25: £1969.73

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

**Location:** The property is located in a quiet residential area, within walking distance of local amenities, schools and the main bus route to Salisbury and Bournemouth.

**To locate:** From our office in Bridge Street turn right at the mini roundabout, after a short distance turn left into Green Lane (Just past the Post Office) continue on Green Lane which turns into Whitsbury Road. After approximately half a mile turn left into Parsonage Park Drive then fourth left into Meadow Avenue and right into Meadow Court.

Fordingbridge provides a good selection of day-to-day facilities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. The medical complex and Avonway community centre are located close to the central park with Infant & Junior schools and the Burgate Secondary School & Sixth Form located towards to the northern outskirts of the Town.

The town is within a short distance of the New Forest National Park boundary and within easy reach of a number of important centres with Salisbury 11 miles to the north (where there is a mainline rail station for London Waterloo), Bournemouth and Southampton are some 17 and 20 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

The very well-presented property comprises a modern semi-detached cottage that has been updated and improved with a new kitchen, new carpets and redecoration throughout and benefits from Upvc double glazing and gas fired central heating.

**Upvc door to:**

**Hall:** Radiator.

**Cloakroom:** Wall hung hand basin. WC. Heated towel rail. Laundry cupboard with plumbing for washing machine and space for tumble dryer.

**Kitchen:** Refitted with a range of base cupboards, drawers and wall units. Integrated dishwasher, fridge and freezer, electric cooker and 4 burner gas hob with extractor over. Polycarbonate sink. Laminate work surfaces. Combi gas fired boiler. Double doors to:

**Sitting/dining room:** Stairs to first floor with under stairs cupboard. 2 radiators. French doors to garden.

**First floor landing:** Loft access. Linen cupboard.

**Bedroom 1:** Fitted wardrobe. Radiator.

**Bedroom 2:** Radiator.

**Bedroom 3:** Radiator.

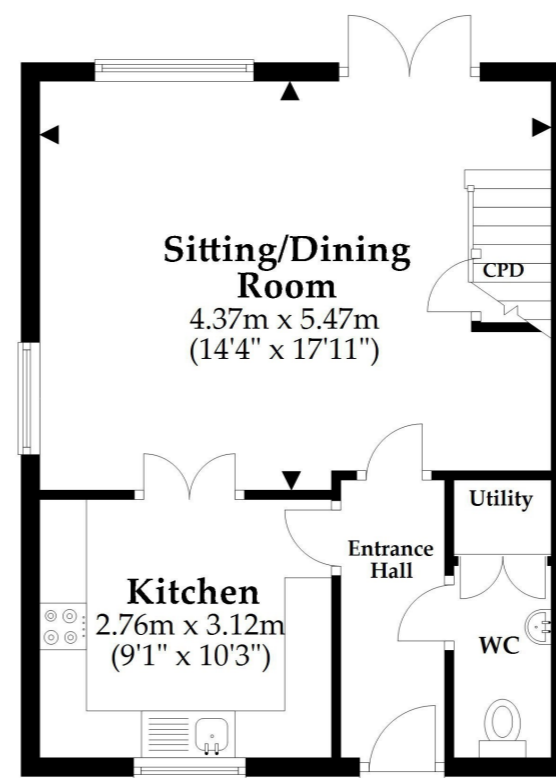
**Bathroom:** Panelled bath with mains shower over and glazed shower screen. Pedestal washbasin. WC. Heated towel rail.

**Outside:** The property is approached over a block paved driveway with parking for one vehicle. The enclosed rear garden provides a high degree of privacy and is laid mainly to lawn with a large patio area adjoining the cottage. A gravelled area to the side of the property would work well for a shed and a side gate gives access to the front of the property.



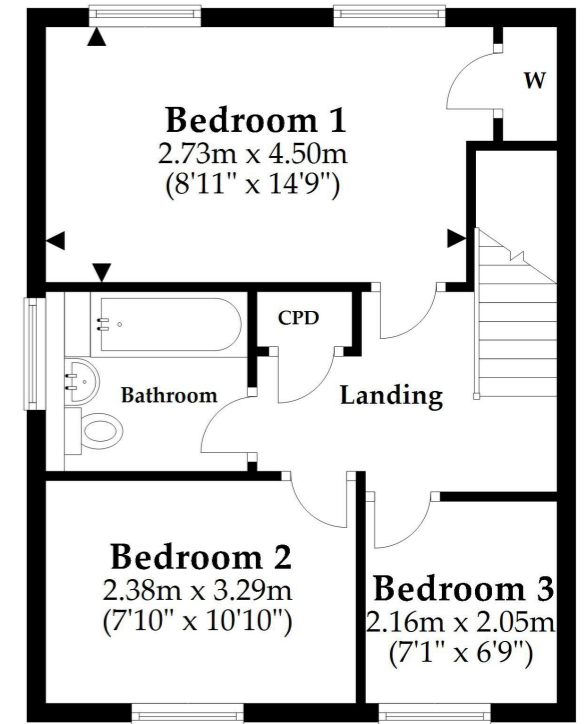
### Ground Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 79.0 sq. metres (850.6 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood LJT SURVEYING