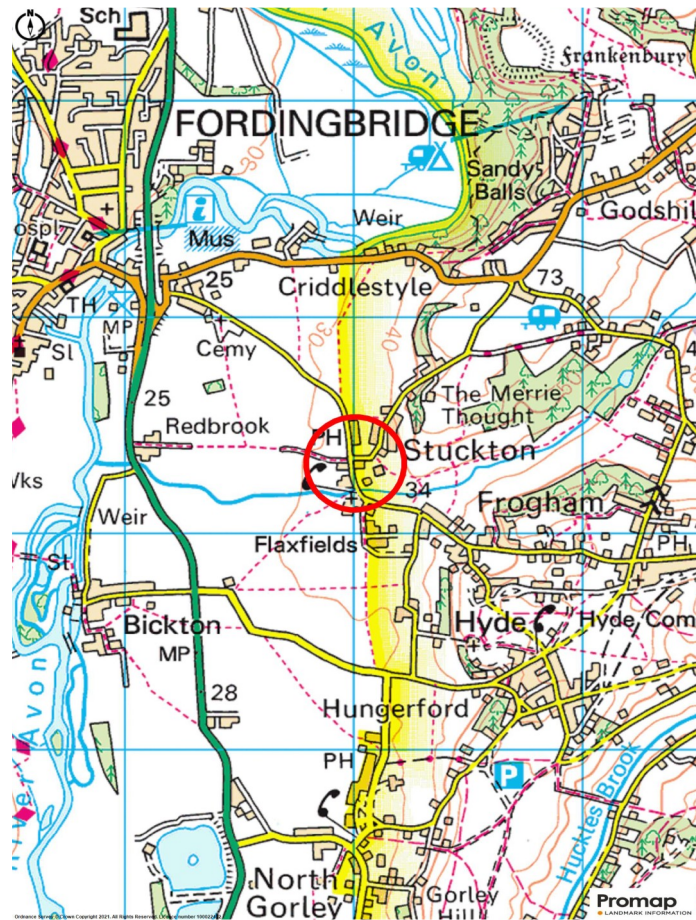


**Badgers Cottage, 3 The Cottages, Stuckton, Fordingbridge SP6 2HQ**



**A beautifully presented mid-terrace cottage within the New Forest National Park.**

Sitting room, kitchen/dining room, shower room/WC and 2 double bedrooms. Garden with home office and workshop. Parking. EPC band E. No forward chain.

**Guide Price: £375,000 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: B    Amount payable 2024/25:    £1640.24

**Services:** Mains water and electricity.    Private drainage (sewage treatment plant).

**Location:**    The property is located within the popular New Forest village of Stuckton, a short distance from the open heath land of    New Forest Park and yet within easy reach of the amenities Fordingbridge offers.

**To locate:** From our    office    in Fordingbridge proceed over the bridge, take the second turning right towards the A338, turn immediately left towards Stuckton, turn left after the Three Lions public house and the property will be found on the left hand side.

Stuckton has a public house and garden centre, nearby the villages of Frogham and Hyde also have a public house, a village hall along with a church and a primary school (which is a feeder school to the Burgate School and Sixth Form located in Fordingbridge) there is also a garden centre and café in Hyde.    Fordingbridge offers a range of local amenities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. The area is convenient for access to a number of important centres with    Salisbury approximately 11 miles north, Ringwood and Bournemouth 6 and 18 miles to the south and Southampton approximately 20 miles to the south east. Junction 1 of the M27 can be reached at Cadnam, about 10 miles distant via the B3078. The New Forest offers thousands of acres for keen walkers, cyclists and horse riders to enjoy.

Badgers Cottage has been lovingly updated by the current owners including features such as oak doors and windows, and is presented in excellent order throughout.

**Oak front door to:**

**Sitting room:**    Exposed brick chimney breast with a tiled hearth and wood burning stove.

**Kitchen/dining room:** Fitted with a range of base cupboards, drawers and wall units with part timber, part laminate work surfaces and an integrated fridge.    Space for cooker.    Butlers sink.

**Rear lobby:** Cupboard with space and plumbing for a washing machine and freezer. Oak stable door to garden.

**Shower room:** Shower enclosure with power shower fitted. Pedestal washbasin. WC. Heated towel rail.

**Stairs to first floor landing:** Access to partially boarded loft access with fitted loft ladder.

**Bedroom 1:** Built-in wardrobes with oak doors.    Electric digital wall heater.

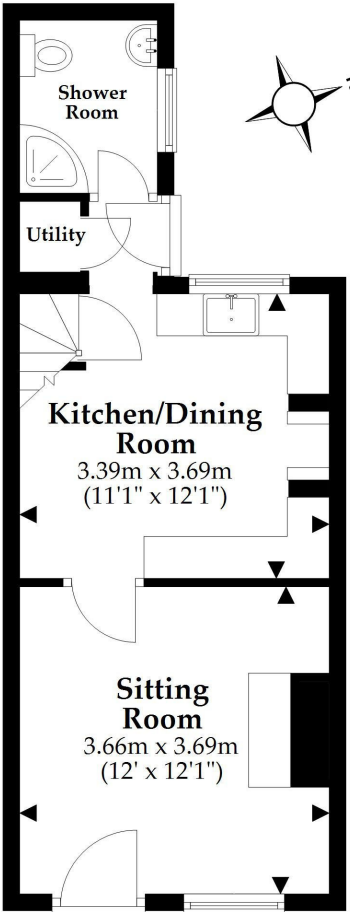
**Bedroom 2:** Airing cupboard with lagged hot water cylinder. Electric digital wall heater.

**Outside:** A dwarf brick wall with cast railings and planters encloses the front garden. To the rear is vehicular access and parking for two cars, a **home office** with ample power points and lighting, workshop and log store. A gate leads to the south facing garden which is laid to lawn with a vegetable area and pergola covered patio adjoining the cottage.



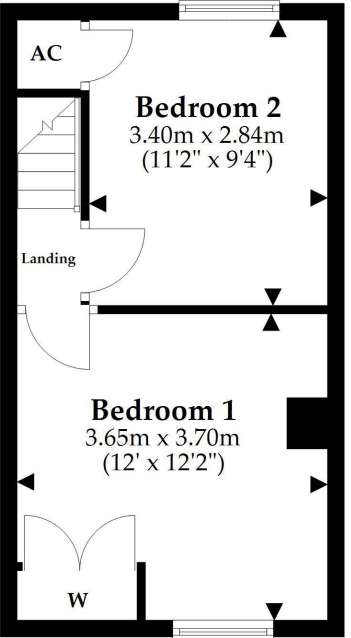
**Ground Floor**

Approx. 31.7 sq. metres (341.5 sq. feet)



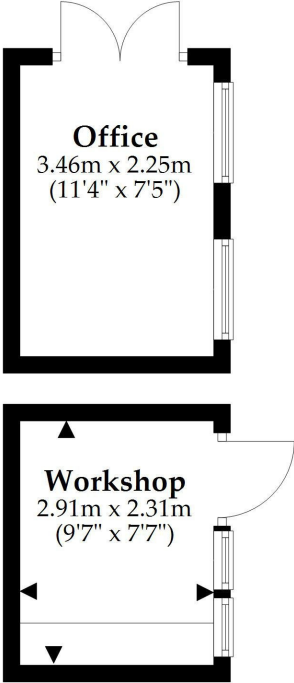
**First Floor**

Approx. 26.5 sq. metres (284.8 sq. feet)



**Outbuildings**

Approx. 14.5 sq. metres (156.2 sq. feet)



Total area: approx. 72.7 sq. metres (782.4 sq. feet)

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

