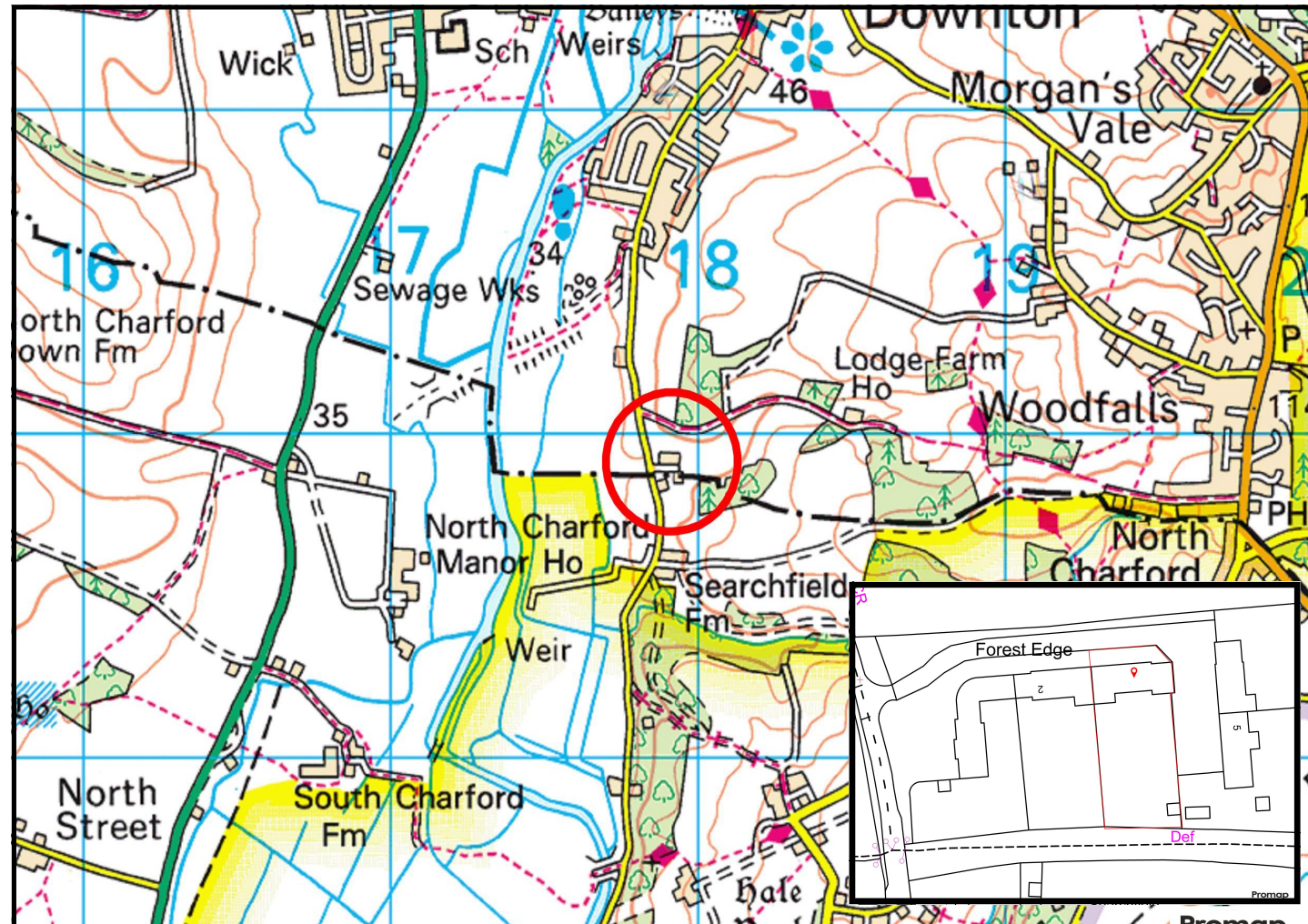


Studley Barn, 3 Forest Edge, Moot Lane, Downton, Wiltshire SP3 3LN



A spacious, light and airy barn-style family home in a semi-rural location on the Wiltshire/Hampshire border.

Vaulted entrance hall, cloakroom/WC, sitting room with wood burning stove, dining room, family kitchen/breakfast room, utility room and study. Main bedroom with dressing area and en-suite shower room/WC, bedroom 2 with en-suite bathroom/WC, 3 further double bedrooms and family bathroom/WC. Oil fired central heating. Attractive south facing garden. Parking and double garage with workshop. Double glazing. EV charging point. EPC band C.

Guide Price: £930,000 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 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: G Amount payable 2025/26: £4028.32

Services: Mains water and electricity. Oil fired central heating via radiators with the boiler located in the garage. Private drainage system for Forest Edge.

There is a Forest Edge Management Company responsible for the maintenance of the communal areas and drainage system for which each property pays £50 pcm.

To locate: From Fordingbridge travel north on the A338 until reaching the village of Breamore. Turn first right (sign posted Woodgreen) and proceed into the village. Continue past the Horse and Groom public house on the Hale Road, over the cattle grid out of Woodgreen. After approximately 1/4 mile turn left onto Moot Lane and continue along this road for approximately 1 mile until the entrance to Forest Edge will be found on the right hand side.

3 Forest Edge forms part of an exclusive development of 5 properties built approximately 20 years ago, located in a peaceful position on the edge of the popular village of Downton. Approximately 3/4 mile from the centre of the village that offers a good range of local amenities including a supermarket, a number of pubs, a café, various shops, a library, doctors and dental practices together with St Lawrence Parish Church. Downton is noted for its annual Cuckoo Fair which takes place each Spring Bank holiday and draws large crowds and is said to date from the 13th century. The village is well located for access to a number of important centres with Salisbury 7 miles to the north, Fordingbridge & Ringwood & Bournemouth 5, 12 & 23 miles respectively to the south. The M27 can be reached via the B3080 & Cadnam, 9 miles distant with Southampton approximately 17 miles. The New Forest National Park is within easy reach giving access to thousands of acres of heath and woodland providing opportunities for the outdoor enthusiast with excellent cycle paths, horse riding and walking routes.

The property comprises a light and airy, well appointed, barn-style home with spacious and well-arranged accommodation complemented by a thoughtfully planted, generous south facing garden.

Impressive vaulted entrance hall: Engineered oak flooring and oak staircase with glazed balustrade.

Cloakroom: Washbasin. WC.

Kitchen/breakfast room: With shaker style units providing ample storage with base cupboards, drawers and wall units. Island unit with breakfast bar. Quartz work surfaces. Inset stainless steel sink. Induction hob with extractor over. Integrated double electric oven. Space for fridge/freezer and dishwasher. **Open to:**

Breakfast/family area: Single and French doors to patio and garden. Electric wall mounted heater.

Utility room: Fitted with base cupboards and shelving. Laminate work surfaces and stainless steel sink. Space and plumbing for washing machine. Space for dryer.

Dining room: French doors to patio and garden.

Sitting room: Wood burning stove on a stone hearth and oak mantle. 2 pairs of French doors to patio and garden.

Study: With an outlook to the front of property.

Stairs from hall to first floor landing: Airing cupboard with hot water cylinder and shelving.

Bedroom 1: Dressing area with fitted wardrobes. Bedroom area with picture window overlooking the garden and countryside beyond.

En-suite: Walk-n shower. Vanity washbasin. WC. Heated towel rail.

Bedroom 2: 2 walk-in wardrobes. **En-suite bathroom:** Panelled bath with glazed shower screen. Pedestal washbasin. WC. Heated towel rail.

Bedroom 3: Overlooking the garden.

Bedroom 4: Fitted wardrobes. Overlooking the garden.

Bedroom 5: Overlooking the garden.

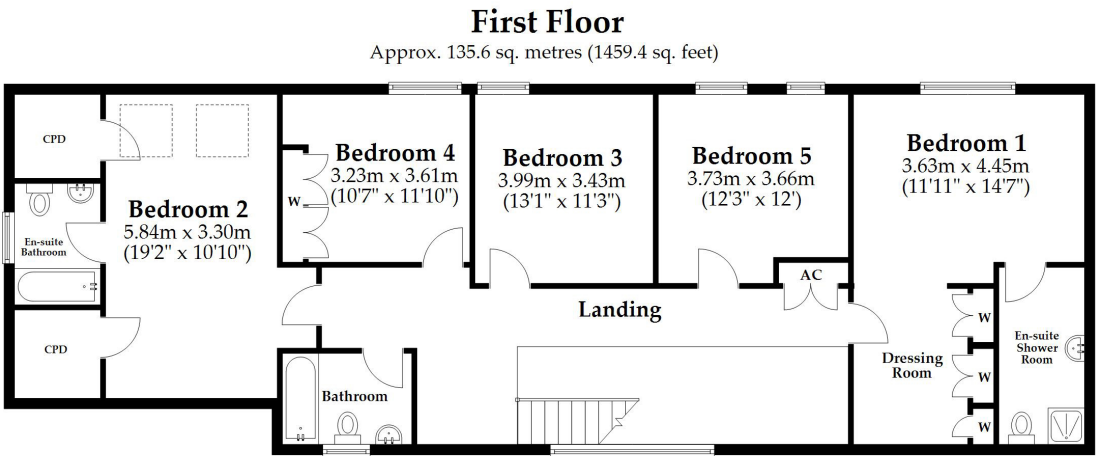
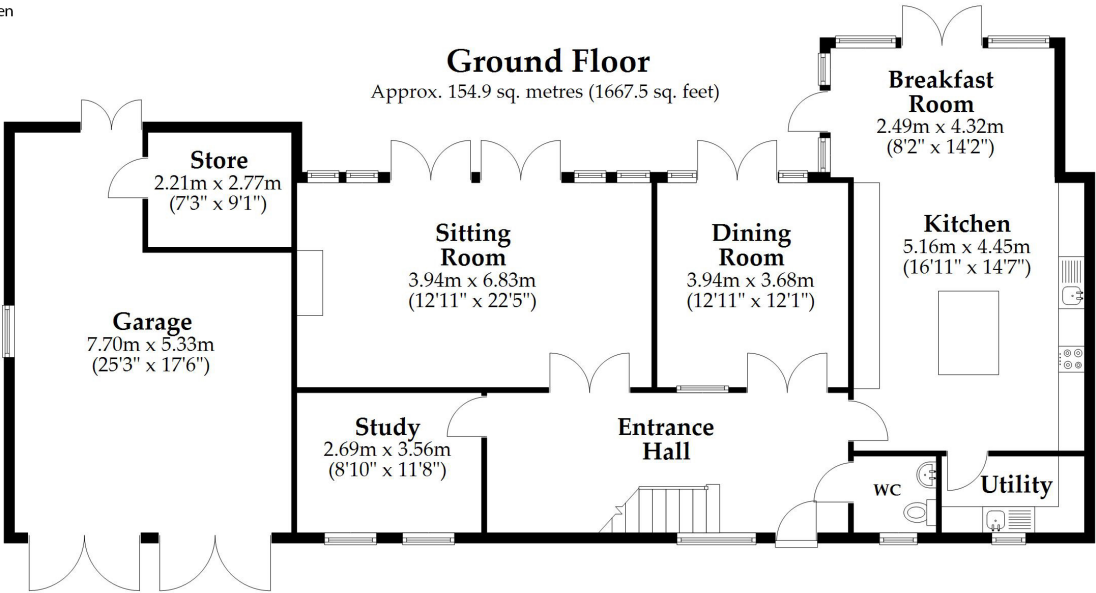
Family bathroom: Panelled bath. Vanity unit washbasin and WC. Heated towel rail.

Outside: The delightful enclosed garden offers a good degree of privacy and is laid mainly to lawn with thoughtfully planted borders including established shrubs, herbaceous planting and mature trees. A spacious patio is accessed from the kitchen, dining room and sitting room, perfect for alfresco entertaining, with a rose clad pergola offering a shaded dining space. A separate kitchen garden is located to the rear of the garden including vegetable beds, a greenhouse and shed. A screened “utility” area houses a garden shed, the oil tank and provides storage for garden equipment. There is a garden gate and access to the rear of the garage.

To the front of the property there is parking for 6 cars and access, via double barn style doors, to the double garage (with power and light) and a EV charging point.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 290.5 sq. metres (3126.9 sq. feet)

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

