



## 2 Timbermill Court, Fordingbridge, Hampshire, SP6 1RG

A spacious two bedroom mid-terrace cottage overlooking beautiful courtyard gardens within walking distance of local shops.

**Entrance Hall**

**Downstairs**

**Shower Room**

**Sitting Room**

**Dining Room**

**Kitchen**

**Two Double  
Bedrooms**

**Bathroom**

**Garage**

**Patio Garden**

**150 year Lease  
(from 2000)**

**No Ground Rent**

**55+ Age Covenant.**

## The Property

2 Timbermill Court is a two bedroom cottage situated in beautiful estate grounds.

Upon entering the property there is a hallway which provides access to the downstairs shower room and to the spacious open plan living/ dining room.

The light and airy living and dining space benefits from a feature fireplace and direct access out to the large patio garden through French doors.

The kitchen which is adjoining to the dining room has a range of fitted units along with integrated Bosch hob and oven along with a fridge freezer and freestanding dishwasher. There is also space for a freestanding washing machine.

Upstairs the property has two large double bedrooms both with built in wardrobes and a further bathroom accessed from the landing.

The property has underfloor heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

## Guide Price: £350,000 (Leasehold)

From the A338 Bournemouth to Salisbury Road (Ringwood Road) take the B3078 (Bridge Street) across the River Avon into the town centre and take the first exit on the mini roundabout.

After about 300 metres take the left turn into Provost Street, cross over the small bridge and past West Street on your right; turn second left into Timbermill Court, a well concealed entrance.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01425 654 148 / 07384 110305 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



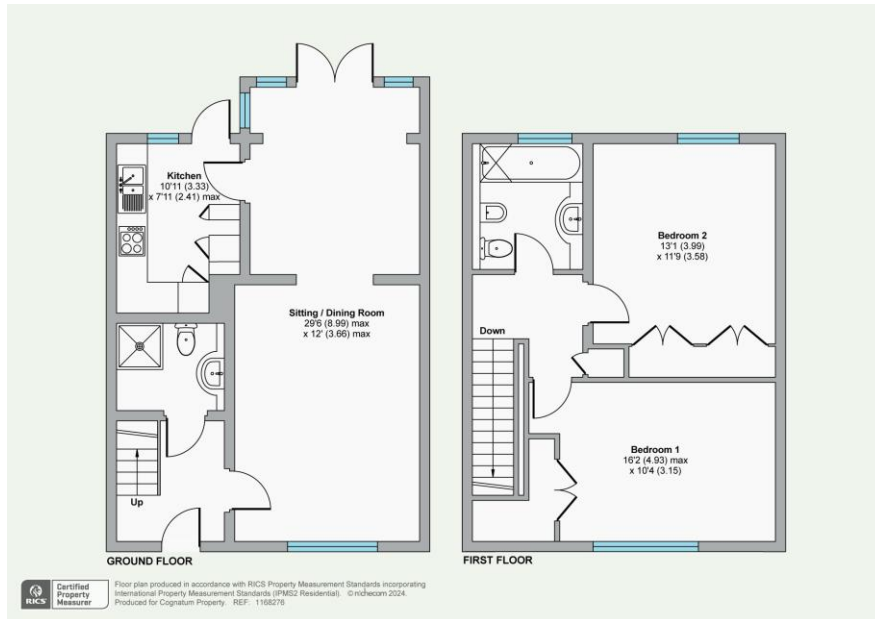
Bedroom 1



Bedroom 2



Bathroom



Patio Garden

**Approximate Gross Internals: 98.8m<sup>2</sup> / 1064 ft<sup>2</sup>    Service Charge: £8340 pa    Energy Performance Rating: D    Council Tax Band: E**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

## Timbermill Court

Timbermill Court's very name hints at the history of the place, built on the site of a former sawmill in the centre of Fordingbridge, beside the water meadows of the River Avon. The cottages and apartments are set around a secluded courtyard with delightful water gardens and look over many acres of open countryside.

Being situated in the town centre, the estate is close to Fordingbridge's bustling high street with its wide range of shops, cafes and leisure activities. The town has an imposing bridge spanning the Avon with a striking seven arch structure and offers charming riverside walks along the Avon Valley path. Also, Fordingbridge's position as the northern gateway to the New Forest mean that opportunities for walking, cycling and spotting wildlife abound. Nearby sights include Breamore House, an Elizabethan manor house set in acres of its own beautiful parkland, and the mosaics and courtyard ruins at Rockbourne Roman Villa.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties

## Services and Amenities at a Glance



18 PROPERTIES  
BUILT 2000



RESIDENT  
ESTATE  
MANAGER



GUEST  
SUITE



GARDENER



MINIBUS  
SERVICE



LAUNDRY  
FACILITY



Timbermill Court



Fordingbridge



Breamore House



The New Forest

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Cognatum  
PROPERTY

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