

### 28 Shaftesbury Street, Fordingbridge, Hampshire SP6 1JF



**This newly converted detached property has modern, light and airy living accommodation on the ground floor with a separate entrance to the large first floor open plan space, currently with planning permission for office use (class E). Centrally located within town, a short walk to shops and local amenities.**

Hall, open plan kitchen/living/dining room, sitting room, principal bedroom with en-suite shower room/WC and further double bedroom and family bathroom/WC. Under floor heating via heat pump. Double glazing. Parking. Garden. EPC band C. No forward chain.

**Guide Price: £425,000 Freehold**

Viewing: Strictly by prior appointment through above sole agents.

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**Outgoings:** Council tax band: D Amount payable 2025/26: £2322.87

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

**Location:** The property is situated in a central position, accessed from Shaftesbury Street and a short distance from the Town centre.

**To locate:** From our office in Bridge Street, proceed along the High Street bearing right into Shaftesbury Street, turning right before the Avonway Community Centre.

Fordingbridge provides a good selection of independent shops and eateries along with a building society, public library and churches of various denominations. The medical centre is situated near the main car park and the local schools are just to the north of the town centre. These comprise the Infant and Junior schools in Pennys Lane and the Burgate Secondary School and Sixth Form Centre. The town is convenient for access to a number of important centres with Salisbury some 11 miles to the north, Ringwood 6 miles to the south, Bournemouth and Poole approximately 17 miles, whilst Jct 1 of the M27 can be reached at Cadnam about 9 miles and the port of Southampton approximately 18 miles. There is a regular bus service between Fordingbridge and Salisbury/Bournemouth. The New Forest National Park is located approximately 2 miles to the East and the coast approximately 15 miles to the south.

This conversion creates a very spacious and flexible home on the ground floor, with open plan first floor office. Finished to a high standard including under floor heating throughout the living accommodation via an air source heat pump, engineered oak flooring to the hall, kitchen and dining area and oak internal doors, a well-equipped kitchen with integrated appliances, a spacious family bathroom with separate shower enclosure and a tastefully finished en-suite shower room to the principal bedroom. The light and airy accommodation is as follows:

**Timber and glazed door to:**

**Hall:** Large under stairs cupboard. Engineered oak flooring.

**Kitchen/living/dining room:** A naturally light room with French doors from the dining area to the garden and living room with a large window to the front. The kitchen area is well fitted with integrated appliances including a fridge, freezer, dishwasher, washing machine, electric oven and induction hob with an extractor fan. Base cupboards, drawers and wall units and ample work surfaces, including a peninsula unit and stainless steel sink.

**Sitting room:** A spacious, light room with south facing aspect.

**Bedroom 1:**  
**En-suite shower room:** Shower enclosure with rain shower. Vanity washbasin. WC. Heated towel rail.

**Bedroom 2:**

**Family bathroom:** Panelled bath. Shower enclosure with rain shower. Vanity unit with bowl basin. WC.

**First floor office space:**

**Access via separate front door with stairs to:**

Large office space divided into 2 rooms with dormer and Velux windows. Please note the first floor has planning permission for class E commercial use.

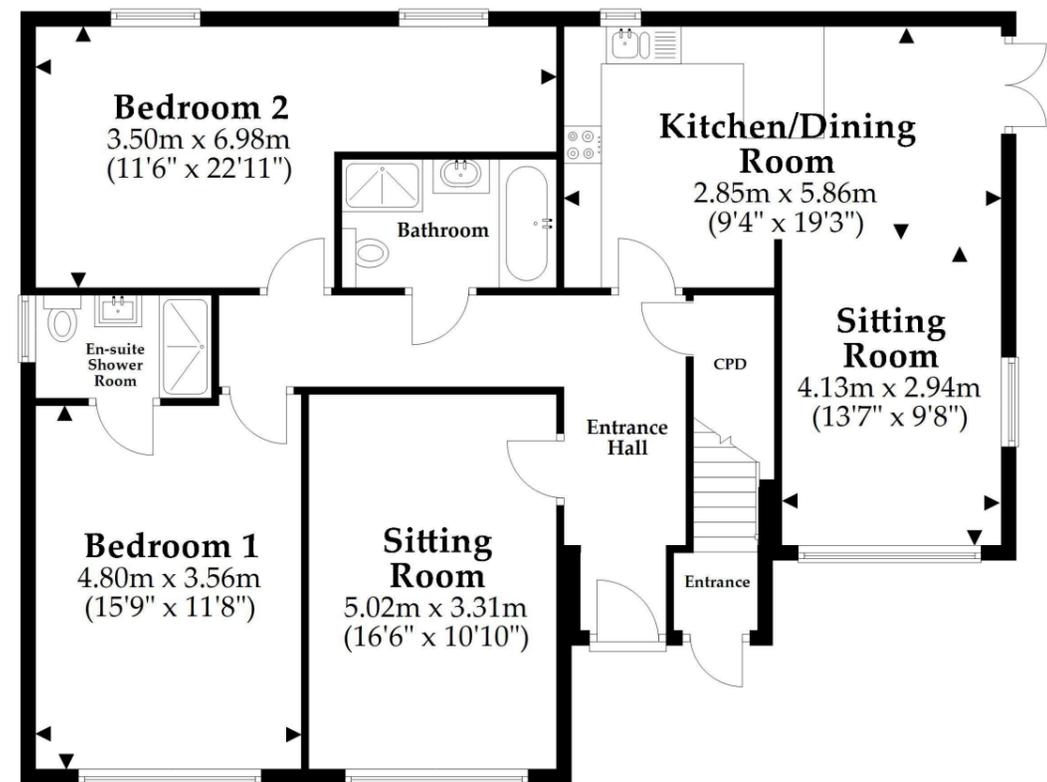
**Outside:** The property has ample parking to the front with additional parking/storage through a gated side entrance.

The enclosed garden, laid to lawn with border shrub planting, is accessed from the dining area and has a pedestrian gate to the front.



## Ground Floor

Approx. 113.9 sq. metres (1226.0 sq. feet)



Total area: approx. 113.9 sq. metres (1226.0 sq. feet)

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