



HEARNES

WHERE SERVICE COUNTS

Shaftsbury Street, Fordingbridge, SP6

Guide price £450,000

.This newly converted detached residence has been thoughtfully remodelled and refurbished to an exceptional standard, offering spacious and light-filled living accommodation on the ground floor and ideally situated just off Shaftesbury Street. The property enjoys a prime central location within easy walking distance of the town centre, residents will find a vibrant mix of independent shops, cafés, restaurants, a public library, churches, and a medical centre all close at hand, with local schools conveniently located just north of the town centre

The ground floor offers a modern and flexible layout, enhanced by underfloor heating throughout via an energy-efficient air source heat pump. Engineered oak flooring flows through the hall, kitchen, and dining areas, complemented by elegant oak internal doors. The kitchen is well-equipped with integrated appliances and finished to a high specification. The principal bedroom benefits from a stylish en-suite shower room, while the family bathroom features a separate shower unit and is completed to the same exacting standard. Outside is a private garden, well enclosed with undercover parking to the side with twin opening gates and an EV charge point.

A unique feature of this property is the separately accessed first-floor open-plan area, currently with planning permission for office use. This space is entered via its own external entrance, leading to a staircase and two generous rooms filled in natural light from roof light windows and offering excellent potential for business use, a home office, or additional income, this versatile area adds significant value and flexibility to the property.

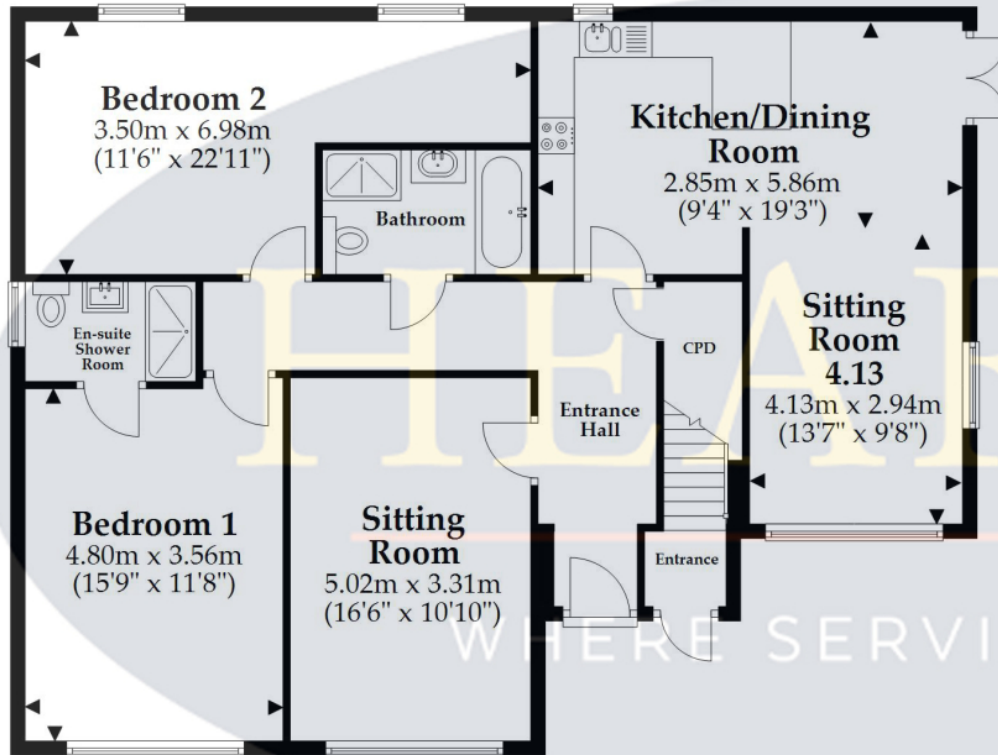
Agents note: The first floor is Class E in UK planning law is a flexible, broad category for "Commercial, Business and Service" uses, amalgamating previous A1 (shops), A2 (financial and professional services), A3 (restaurants/cafes), and B1 (offices, research, light industrial) use classes, plus certain health and leisure facilities like gyms and nurseries. The aim is to revitalize town centres by allowing a wider range of uses within the same building without requiring planning permission, supporting mixed-use developments and community needs.

A SPECIALISED MORTGAGE MAY BE REQUIRED and this should be confirmed prior to submitting an offer to purchase.



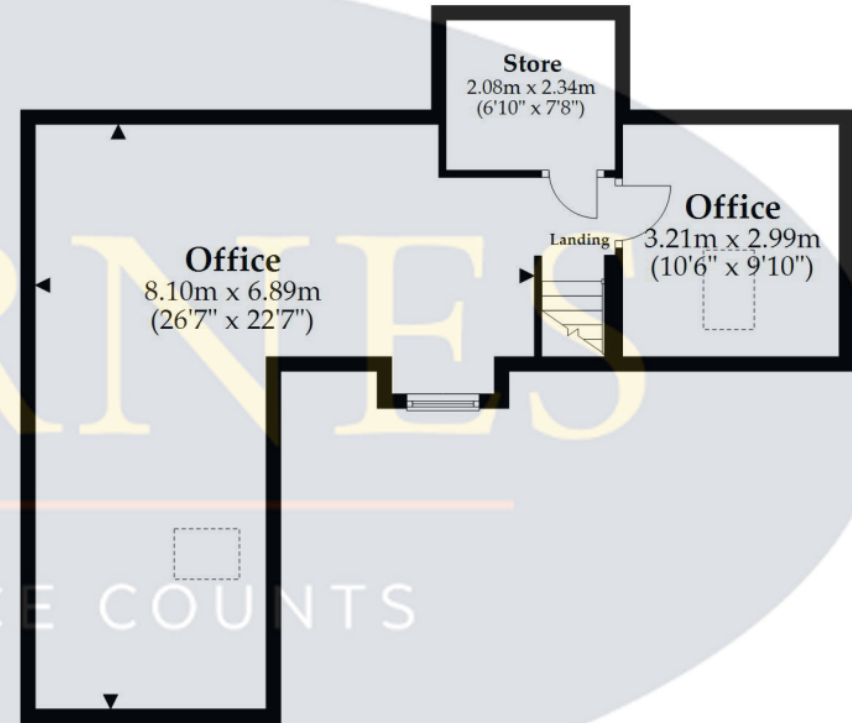
Ground Floor

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



First Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



Total area: approx. 169.3 sq. metres (1822.1 sq. feet)

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



52-54 High Street, Ringwood, Hampshire Tel : Email : anthony@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

