Boatwrights Estate Agents

Stuckton Road, Fordingbridge

Guide Price: £795,000



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Pixies Farm, Stuckton Road, Fordingbridge, Hants, SP6 1AR

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Key Features

- Versatile Home Ideal With Multiple Uses
- Four Double Bedrooms
- Stable, Workshop, Offices
- 33' Block Built Barn -Ideal For Conversion (Subject To Planning)
- Secondary Entrance
- Ample Parking
- Paddocks & Garden Plus Further 4 Acres Available to Rent if Desired

Tenure: Freehold | EPC Rating: C | Council Tax Band: F

Services: Mains electricity, water and drainage are connected as is gas central heating.

Location

Fordingbridge is a charming market town set on the banks of the River Avon, combining a thriving community atmosphere with outstanding access to some of the South of England's most beautiful countryside. The town is renowned for its historic seven-arched medieval bridge, attractive riverside setting and excellent range of independent shops, cafés, restaurants, traditional pubs and everyday amenities. One of Fordingbridge's greatest attractions is its immediate proximity to the magnificent New Forest National Park, offering thousands of acres of ancient woodland, open heathland and picturesque villages. Residents enjoy exceptional opportunities for walking, cycling, horse riding and wildlife watching, with the famous free-roaming ponies, cattle and deer synonymous with the Forest landscape.

The town offers an excellent range of facilities including supermarkets, independent retailers, healthcare services, a library, community hospital, sports clubs, recreation grounds and a popular riverside park. The bustling High Street provides a variety of local businesses, cafés and restaurants, while the nearby towns of Ringwood, Salisbury, Southampton and Bournemouth offer extensive shopping, leisure and cultural amenities. Communications Fordingbridge enjoys excellent road connections via the A338, providing direct links north to Salisbury (approximately 11 miles) and south to Ringwood (approximately 6 miles), with onward access to Bournemouth, Southampton and the South Coast. The M27 and M3 motorway networks are readily accessible, making commuting across Hampshire, Dorset and beyond particularly convenient.

Inside the Home

Occupying a wonderfully versatile plot of approximately 1.1 acres, Pixies Farm presents a rare opportunity to acquire a country home with excellent communication links, an exceptional range of outbuildings and facilities, ideally suited to a variety of lifestyles. Whether you are seeking a smallholding, an equestrian property, a multi-generational family home, a live/work environment, or a property with commercial and income-generating potential, this unique holding offers remarkable flexibility in a highly desirable New Forest fringe location and walking distance to Fordingbridge Town Centre. Approached via a gated drive, the generous parking area provides ample space for numerous vehicles, trailers, horseboxes or commercial vehicles, the property immediately conveys a sense of practicality and opportunity. The residence is well presented throughout and retains a wealth of character, creating a warm and welcoming atmosphere. The accommodation is thoughtfully arranged and includes a kitchen/breakfast room opening to the dining room and forming the heart of the home, this creates an excellent space for both family living and entertaining. A delightful dual-aspect sitting room enjoys an abundance of natural light and features double doors opening directly onto the gardens, seamlessly connecting the indoor and outdoor spaces. Completing the ground floor is a useful utility/cloakroom. To the first floor, there are four generous double bedrooms, all enjoying pleasant outlook, together with a family bathroom.

Outside Space

Externally, Pixies Farm truly comes into its own. The extensive range of outbuildings provides a wealth of possibilities, offering scope for business use, hobby space, equestrian pursuits, storage or further development, subject to any necessary consents. Of particular note are two fully insulated and fully connected office buildings, creating an ideal environment for those wishing to work from home or run a business from the property. There is a secondary access to the property too, which would easily create separation of business form homelife.

A substantial block-built barn extending to approximately 10 metres in length is currently utilised for storage but offers exciting potential for alternative uses, including the creation of ancillary accommodation, a holiday let, Airbnb, studio or workshop, subject to the necessary permissions. Further complemented by a generous workshop/garage, a stable and a charming potting shed, the property provides an impressive array of ancillary buildings rarely found within a holding of this size. The grounds have been thoughtfully arranged and are divided into a number of manageable paddocks, making them particularly appealing for those with equestrian interests, small livestock or those wishing to embrace a more self-sufficient lifestyle.

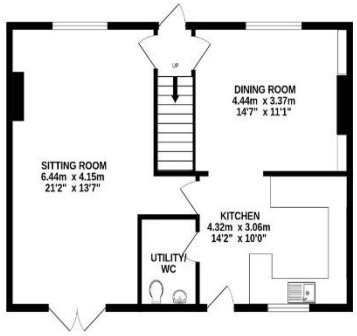
The added benefit of vehicular access from both the front and rear boundaries enhances the practicality and versatility of the site. To further enhance its appeal to the equestrian sector.

EQUESTRIAN - The property is located within a short ride to The New Forest and also offers 4 acres of level pasture available to rent within a 3 minute walk from the property.

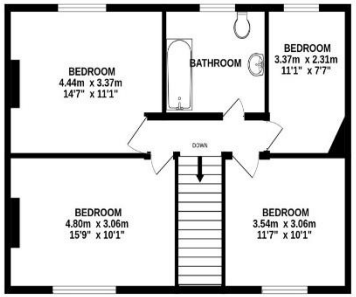
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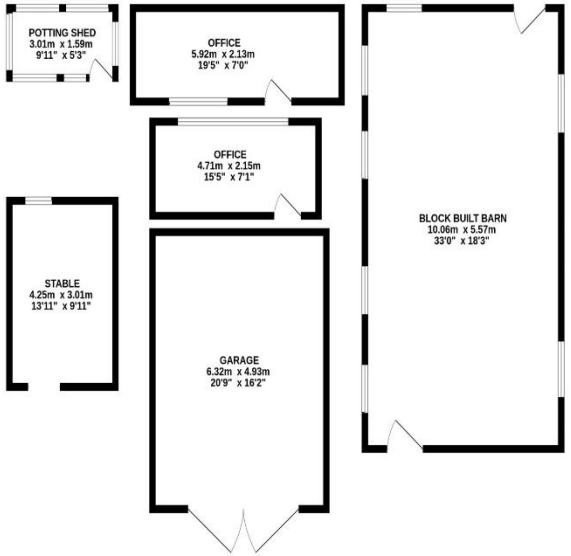
GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



1ST FLOOR
61.4 sq.m. (661 sq.ft.) approx.



OUTBUILDINGS
127.5 sq.m. (1373 sq.ft.) approx.



TOTAL FLOOR AREA : 250.4 sq.m. (2695 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

12 June 2026