



Station Road

Fordingbridge, SP6 1JN

SPENCERS





The Property

Occupying a central position in the historic market town of Fordingbridge, this exceptional Grade II Listed property offers a rare blend of heritage, space and flexibility.

Originally the town's police station, the building has been thoughtfully converted into a spacious and welcoming family home, retaining many original features while offering well-proportioned accommodation suited to modern living.

The ground floor is centred around a generous, light-filled kitchen, complete with ample worktops, integrated appliances and excellent storage. A large utility room provides further practicality, keeping laundry and everyday essentials out of sight.

The main sitting room enjoys a cosy atmosphere with a wood-burning stove at its heart, while two further reception rooms, once the original police cells offer a variety of uses including dining room, home office, snug or playroom. A cloakroom completes the ground floor.

Upstairs are four spacious double bedrooms, all well-presented and full of character. A stylish family bathroom and a separate modern shower room provide excellent facilities for family life.



4



3



2

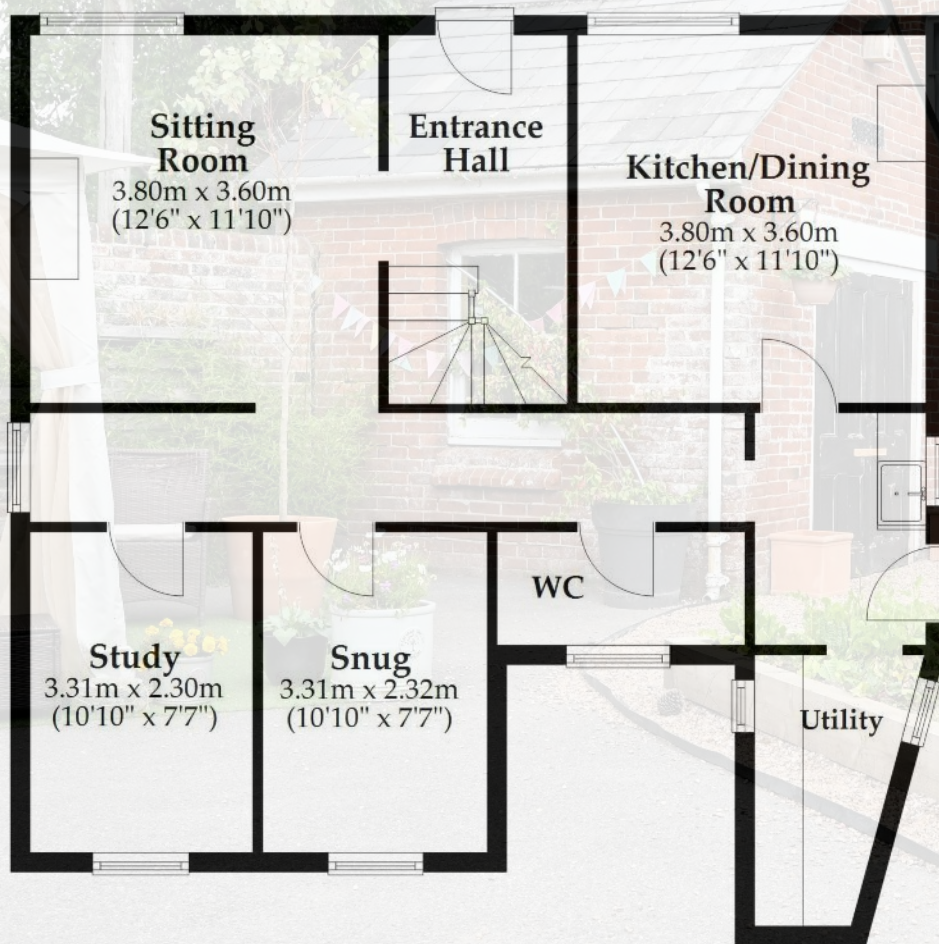


FLOOR PLAN

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

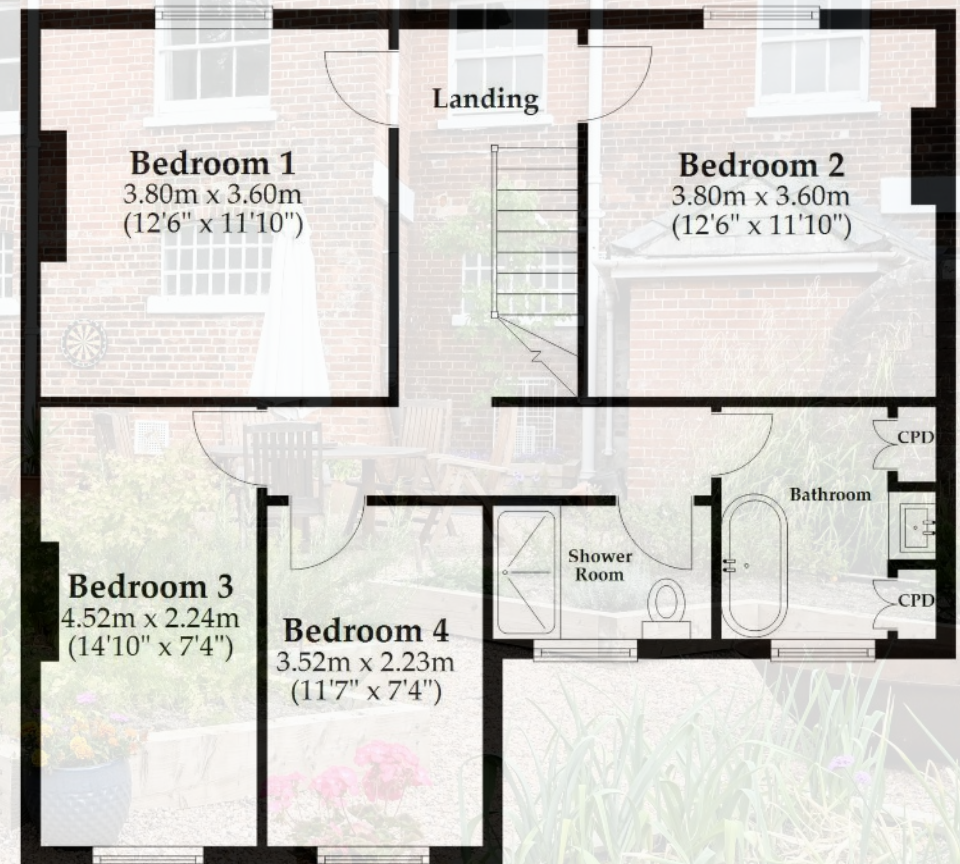
Ground Floor

Approx. 72.4 sq. metres (779.3 sq. feet)



First Floor

Approx. 68.0 sq. metres (731.8 sq. feet)



Total area: approx. 140.4 sq. metres (1511.1 sq. feet)

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







Outside

To the rear, the south-facing garden is private and enclosed offering a generous space ideal for outdoor entertaining, family time or quiet relaxation. A detached double garage and ample parking to the side and rear of the offer further appeal.

Additional Information

- Tenure: Freehold
- Grade II listed
- Energy Performance Rating: 62C
- Council Tax Band: E
- Mains Electricity, Water and Drainage
- Gas Central Heating
- Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)
- FFTP - Fibre to the property directly
- Mobile Coverage: No known issues, please contact your provider for further clarity

Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



The Situation

This attractive character home is conveniently located on the edge of the town centre of Fordingbridge with a good range of local shops, supermarket, cafés, restaurants and also excellent local schools. The popular market town of Ringwood is approximately 7 miles distant, offering an excellent variety of shopping facilities, boutiques, cafes and restaurants as well as two supermarkets and two leisure centres. The easily accessible A338 links to the cathedral city of Salisbury (approximately 8 miles north) which has a mainline railway station direct to Waterloo, London. There are international airports at both Bournemouth and Southampton.

Directions

Leave Ringwood heading onto the A338 Ringwood to Fordingbridge Road. After approximately 5.8 miles, turn off at the signpost to Fordingbridge. At the junction, turn left on the B3078 and at the roundabout take the first exit staying on the B3078. After 0.3 of a mile, the property can be found on your left hand side.





For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.com