



Barton Hall

*Bartons Road, Fordingbridge, Hampshire, SP6 1FH*

SPENCERS



## The Property

Offered to the market with no forward chain, this exceptional Grade II listed apartment set within the historic Barton Hall, offering elegant contemporary living in a beautifully restored period building.

Originally constructed in 1885 as the Fordingbridge Infirmary, Barton Hall was sympathetically converted in 2015 into a small and exclusive collection of just eleven apartments and four cottages. The conversion carefully preserves the building's architectural heritage while delivering stylish, modern interiors suited to today's living.

This well-proportioned two-bedroom apartment enjoys a bright and airy feel throughout. A welcoming entrance hall leads to the principal living space, where the lounge and dining area are connected by an elegant archway. Dual-aspect windows flood the room with natural light and provide attractive views over the landscaped communal gardens, creating a calm and inviting environment.

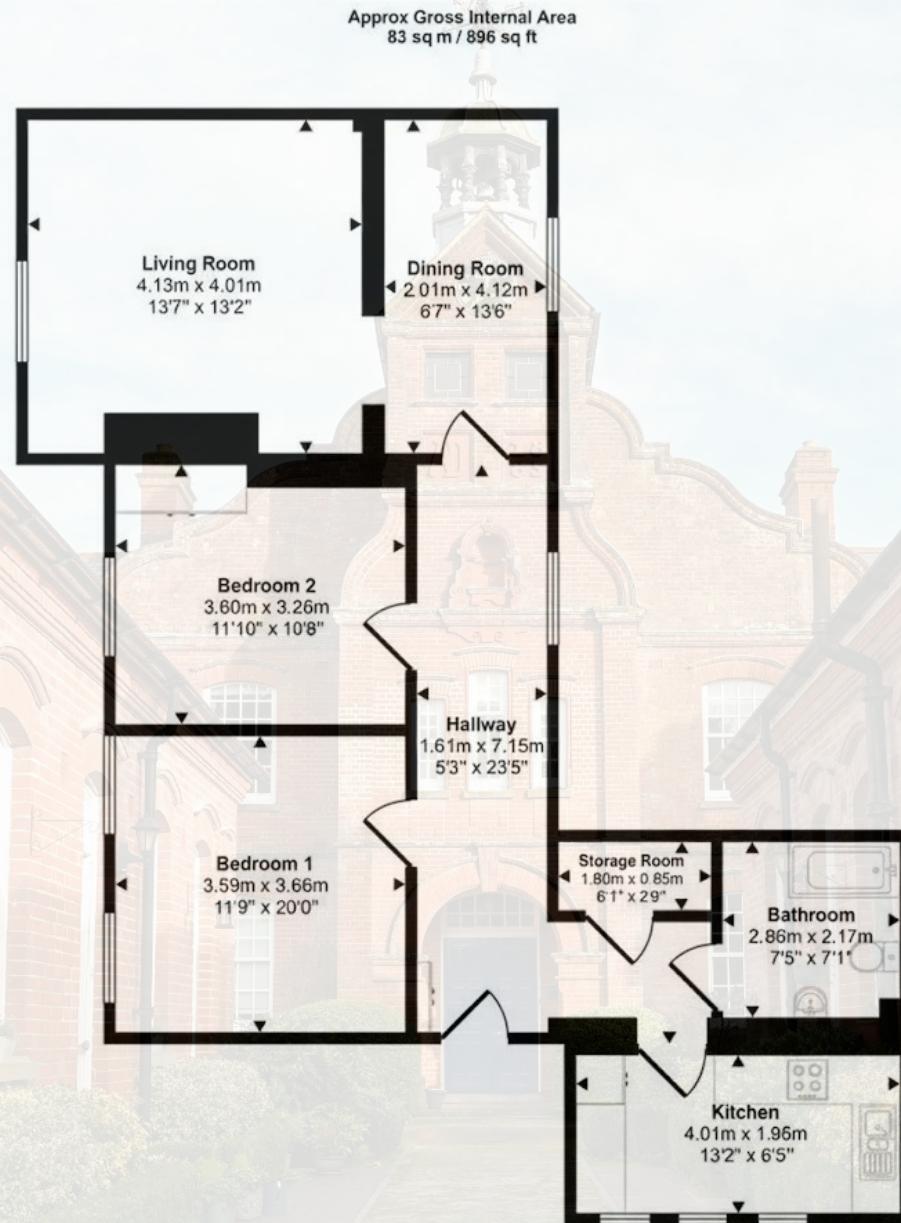
The contemporary fitted kitchen is thoughtfully designed with integrated appliances, sleek cabinetry and a breakfast bar, ideal for informal dining or entertaining.

Both bedrooms are generous doubles, each enjoying pleasant outlooks across the communal gardens and neighbouring cottages. The apartment is served by a smartly presented bathroom, finished with modern fittings and tasteful design.

Outside, residents benefit from beautifully maintained communal gardens, providing a tranquil space to relax. Further advantages include an allocated private parking space, visitor parking, secure bike storage and refuse facilities.



## FLOOR PLAN



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## The Situation

This 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.

## Additional Information

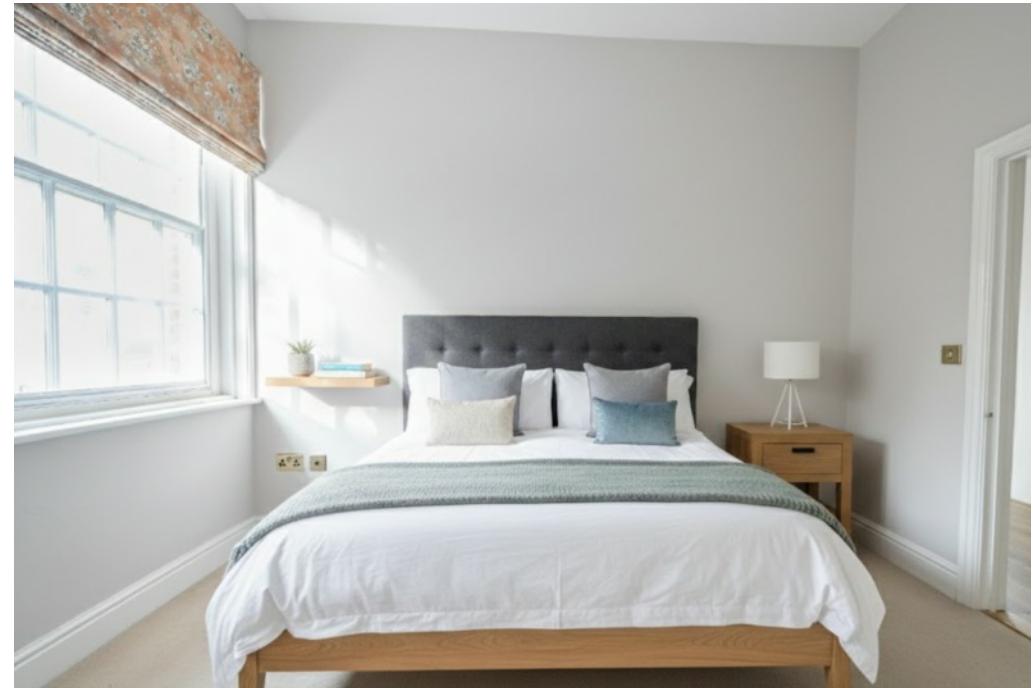
- Tenure: Leasehold
- Council Tax Band: B
- 116 Years remaining from a 125 year lease dated 30<sup>th</sup> September 2015
- Ground Rent: £250 per annum
- Service Charge: £1,800 per annum
- Building Insurance: £580 per annum
- Energy Performance Rating: G Current: 10G Potential: 73C
- Mains electricity, water and drainage
- Gas central heating
- Ultrafast broadband with speeds of 1800 Mbps is available at the property (Ofcom)
- Mobile Coverage: Variable coverage, please contact your provider for further clarity

## Directions

From the main Ringwood roundabout, take the second exit onto the A338 heading towards Fordingbridge/Salisbury. Continue on this road for approximately 5.3 miles, then take the slip road to Fordingbridge. At the T-junction, turn left onto Bridge Street, taking the first exit onto the High Street. After 0.2 miles, turn right onto Bartons Road. Bear left and continue up the road. Number 10 will shortly be found on your right-hand side.

## 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.





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](mailto:ringwood@spencersproperty.com)

[www.spencersproperty.com](http://www.spencersproperty.com)