



34 Salisbury Street

Fordingbridge, SP6 1AF

SPENCERS
NEW FOREST





A truly exceptional opportunity to purchase a period property with river frontage, right in the heart of Fordingbridge. This Grade II Listed townhouse was once a bustling antiques shop and a real focal point of Fordingbridge High Street.

In later years this property has been sympathetically converted into a charming 3 bedroom period residence offering some amazing, uninterrupted views across the river Avon with a variety of waterfowl, wetland birds, otters and water voles.



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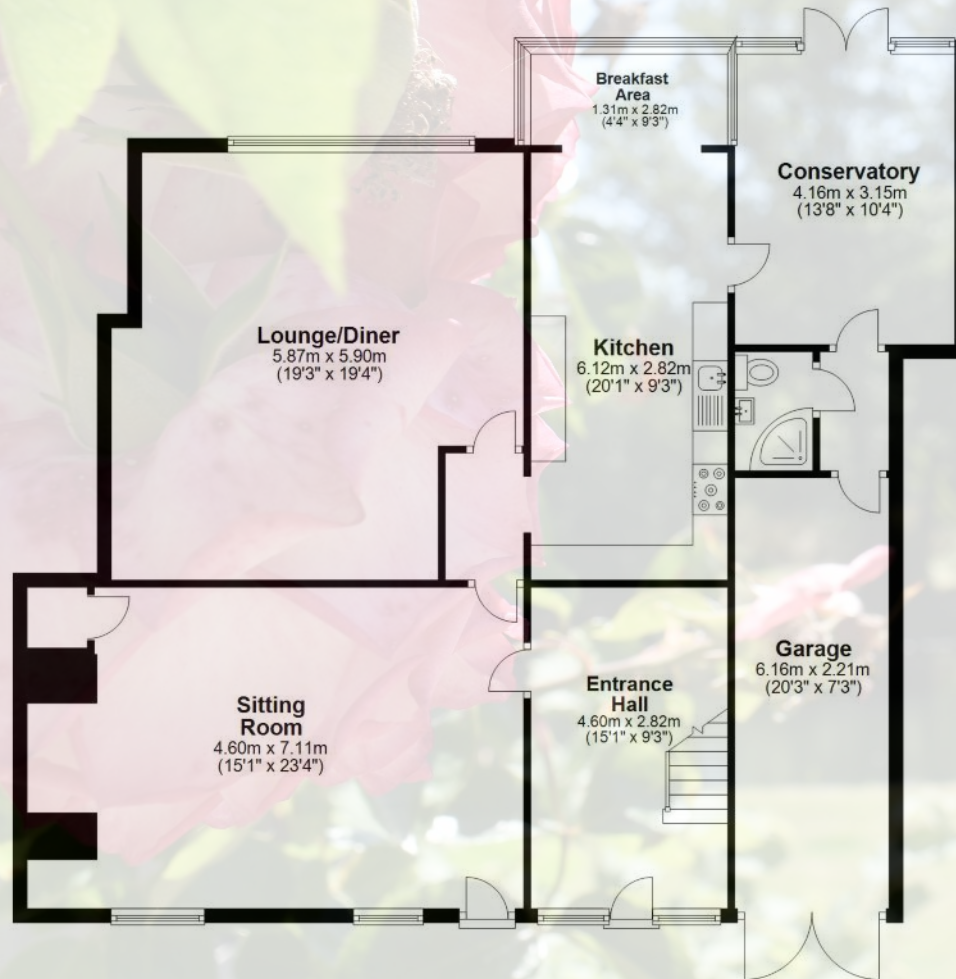
The Property

Accessed via the upper end of Fordingbridge High Street, a large oak front door provides access to an inner hallway that further leads through to:-

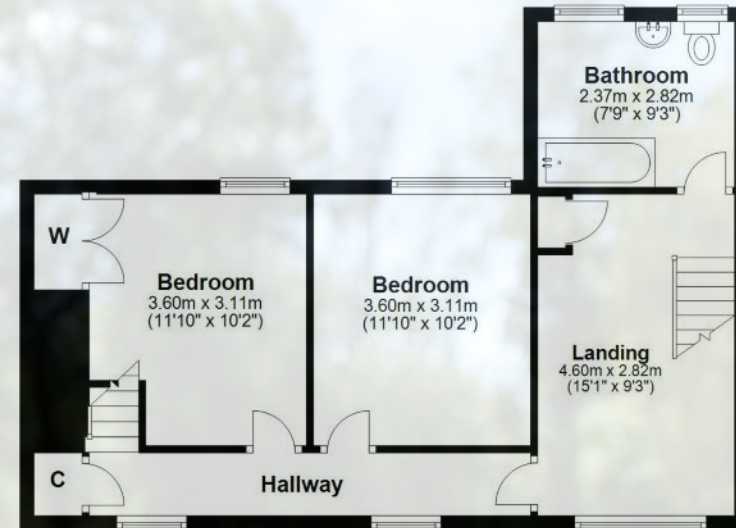
- A spacious, carpeted, formal sitting room with a period central Inglenook fireplace and aspect to the front elevation.
- The perfectly placed living room benefits from views of the river Avon and views towards the five arched bridge. This room also has space for dining table and chairs.
- The generous kitchen extends into a breakfast area with a charming bay window also affording views of the river.
- The kitchen is modern with an excellent range of base wall and drawer units with generous amount of work surfaces.
- Integrated appliances comprise dishwasher, fridge/freezer and a stainless-steel electric eye level double oven as well as a four ring gas hob with extractor fan over.
- Stable door leading into a rear sun lounge with access to the terrace and gardens.
- Door leading into rear lobby with access to a modern shower/cloakroom.
- Door into integral garage with power and light.
- Stairs from main entrance hall to a spacious first floor landing and access to two spacious bedrooms with built in wardrobes.
- A modern and stylish family bathroom with a three piece suite including a panelled bath with overhead shower.
- From the landing, a further flight of stairs leads to a second floor principle bedroom with a modern ensuite shower room.

FLOOR PLAN

Ground Floor



First Floor



Second Floor



Total area: approx. 220.7 sq. metres (2375.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.
Plan produced using PlanUp.







Grounds & Gardens

A picturesque and beautifully landscaped garden which enjoys unrivalled views over the river Avon. The rear gardens are on two levels with an upper terrace adjacent to the rear of the living room, kitchen and sun lounge and then steps lead down to a further circular terrace with steps down to the rear lawns which sweep up to the river bank. The gardens here are in such a lovely setting, with most of the gardens laid to lawn edging alongside the river bank. There is a perfectly positioned summer house right next to the river.

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

From Ringwood, follow the A338 for approximately 5 miles before turning left into Fordingbridge. At the roundabout, take the second exit. After 200yds, the property will be found on your right hand side. The property can be distinguished by its green front door and garage door.

Services

Grade II Listed
Mains Water
Mains Electric
Mains Sewerage
Council Tax Band: D
Ofcom: 1,000Mbps

Points Of Interest

As the crow flies...

The George Pub	0.2 miles
Salisbury	11.3 miles
Ringwood	6.5 miles
Moyles Court School	4.5 miles
Fordingbridge GP Surgery	0.2 miles
Bournemouth	16.8 miles
Christchurch	15 miles

Spencers of The New Forest 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:

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