

Golf Links Road

Ferndown, Dorset, BH22 8BT



HEARNES

WHERE SERVICE COUNTS



“An immaculately presented 2,700 sq ft family home, situated on a large and private plot measuring in excess of 1/3 of an acre, in one of Ferndown’s most sought after locations”

FREEHOLD GUIDE PRICE £685,000

This deceptively spacious and cleverly extended four double bedroom, one bathroom, one en-suite, two reception room detached chalet bungalow with annexe potential, a 170ft private rear garden, single garage, an additional oak framed garage, car barn and generous off-road parking for several vehicles. Situated on a plot in excess of 1/3 of an acre in one of Ferndown’s most prestigious locations.

This magnificent family home offers, light, spacious and versatile accommodation. The hub of the house in a beautifully finished kitchen/breakfast room with AGA which continues through to the dining area and garden room, both enjoying glorious views over the private rear garden. An early viewing is strongly recommended to fully appreciate the properties overall size and finish

Ground Floor

- Impressive **entrance hall**
- **Kitchen/breakfast room**, beautifully finished with extensive granite work surfaces and a central island unit also finished in granite which creates a breakfast bar, integrated Fisher & Paykel hotplate, integrated Miele dishwasher and a Neff fridge/freezer, gas-fired AGA and high quality Karndean flooring which continues through from the breakfast room to the dining area
- **Dining area** with ample space for a dining table and chairs and enjoys a dual aspect with sliding patio doors leading out to the garden and patio
- **Garden room** also enjoying glorious views over the rear garden and access to the patio via French doors, as well as internal doors through to the lounge
- **Lounge** which is an impressive family space measuring 23ft in length and enjoying a living flame coal effect gas fire with wooden surround
- **Bedroom three** overlooks the rear garden and has a fitted double wardrobe and a wash hand basin with vanity storage beneath
- **Bedroom four** enjoys a view over the front garden and has a wardrobe recess
- **Family bathroom** luxuriously appointed in a heritage white suite with Perrin and Rowe fittings, an oversized bath with central mixer taps, shower hose and a tiled floor

First Floor

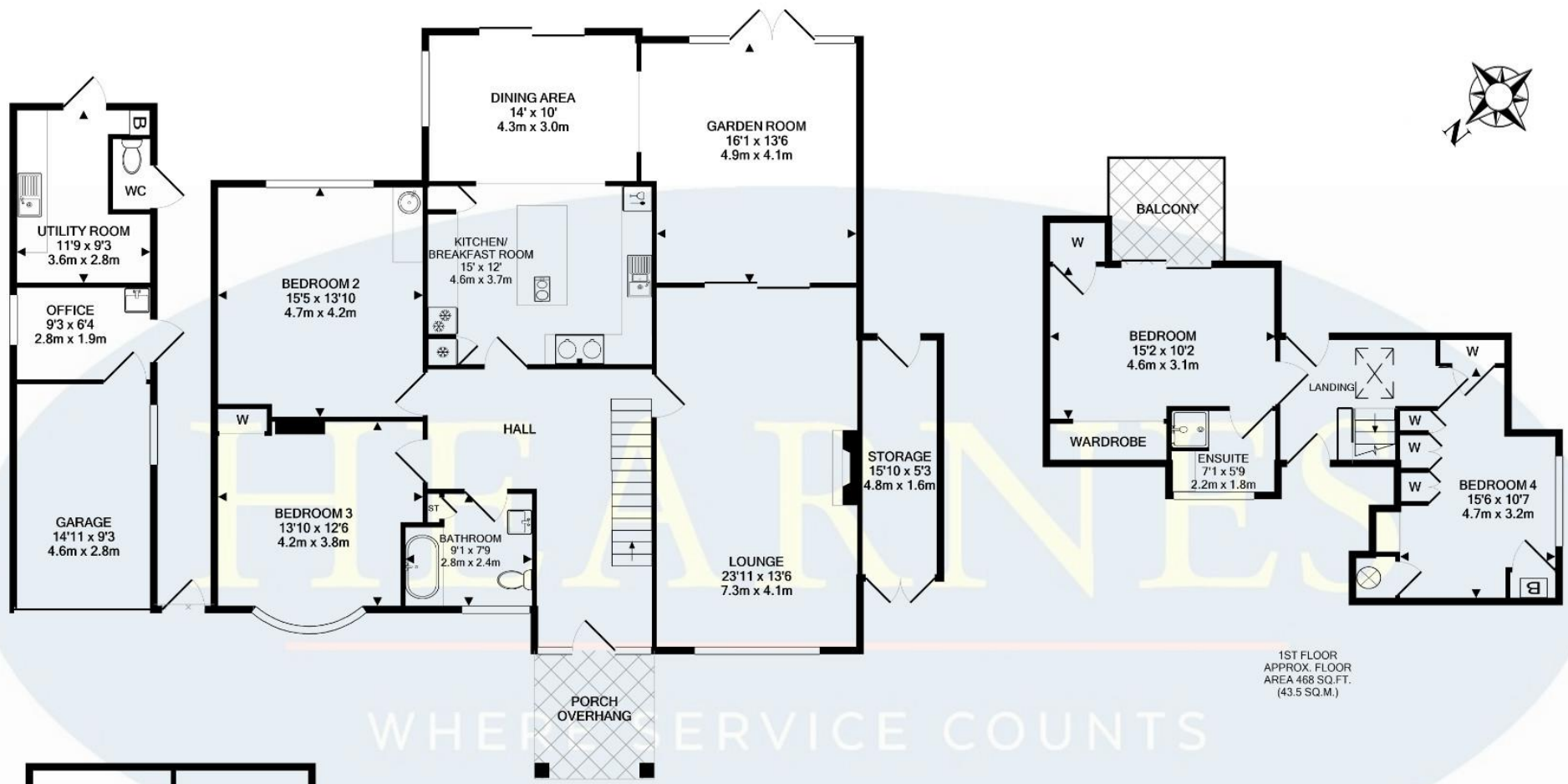
- **Master bedroom** with a **south easterly facing balcony** offering elevated views over the rear garden
- **En-suite shower room** finished in a white suite
- **Fourth bedroom** with a fitted double and single wardrobe, a shoe cupboard and a wash hand basin
- Further benefits include a gas-fired central heating system and double glazing

COUNCIL TAX BAND: F

EPC RATING: E

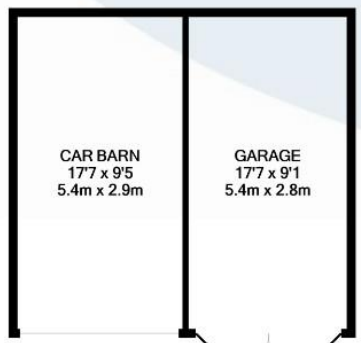






1ST FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1908 SQ.FT.
(177.2 SQ.M.)



NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2702 SQ.FT. (251.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Outside

- **Rear garden** which is a superb feature of the property as it offers an excellent degree of seclusion and measures approximately **170ft x 50ft**
- Adjoining the rear of the property there is a large paved patio area where there is a timber storage shed, raised well-stocked flower beds and a pond
- Further **paved patio with pergola over** and a brick built barbeque, providing the ideal space to entertain and enjoy this beautiful garden
- Path leading from the patio to an area of well-kept lawn which extends to the far end of the garden
- At the far end of the garden there is a patio and a wooded copse, along with an additional timber constructed garden store and additional garden shed
- Former tandem garage which has been sub divided to retain a single garage, as well as creating an **office, utility room and outside toilet**
- Former **tandem garage** with its own central heating system, therefore having the **potential to be an annexe**
- Electronically operated double wooden gates open to a graveled and block paved driveway providing **generous off-road parking**, leading up to a **timber framed garage and car barn** with light power and a water supply

Ferndown's Championship Golf Course is located less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities and is also located less than 1 mile away.



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