

'The Laurels'

Wimborne Road East, Ferndown, Dorset BH22 9LZ



HEARNES

WHERE SERVICE COUNTS



“A simply stunning 2,800 sq ft family home occupying a secluded plot approaching half an acre with a 24ft garden room”

FREEHOLD GUIDE PRICE £835,000

This beautifully finished and impeccably presented four/five double bedroom, three bathroom, detached family home sits proudly on a plot approaching half an acre with a 200ft secluded and landscaped rear garden, along with a 24ft garden room, detached double garage and gated driveway providing generous off-road parking for several vehicles.

The Laurels was designed and built by the current owners, including the outbuildings is approximately 2,800 sq ft. No expense has been spared with the overall finish. The principle reception rooms enjoy fantastic views across a private and landscaped 200ft secluded rear garden. The garden is a particular feature and must be seen to be fully appreciated. Within the garden there is a 24ft garden room which would make an ideal home office, teenagers retreat or has excellent annexe potential.

- **Four/five double bedroom detached family home**
- 24ft Impressive **reception hall** with oak flooring and underfloor heating which continues throughout the ground floor accommodation. A striking feature of the reception hall is an oak staircase with glass balustrade
- 21ft dual aspect **lounge** with sliding patio doors leading out into the rear garden and a bay window to the front aspect. An attractive focal point of the room is an exposed brick feature fireplace and chimney breast with wood burning stove, sat on a slate hearth
- 30ft **Kitchen/breakfast/dining room**. This room undoubtedly has the wow factor as it has 13ft bifold doors opening to offer uninterrupted views over the stunning rear garden and opening out onto the patio area. The kitchen/breakfast area has been beautifully finished with extensive marble worktops along with a central island unit also finished with a marble worktop and oak breakfast bar. Integrated NEFF dishwasher and wine fridge, space for American style fridge/freezer with plumbing, integrated twin NEFF ovens and a Range cooker with extractor canopy above. Dining area enjoys views over the rear garden and has a recessed wood burning stove with marble mantle above
- **Bedroom/study** could be used as a double bedroom but is currently used as a study/playroom
- **Ground floor cloakroom** finished in a contemporary style white suite to incorporate a W/C with wall-mounted wash-hand-basin and vanity storage beneath and tiled floor
- **Utility room** beautifully finished with an oak worktop, cupboard housing a wall-mounted gas fired boiler, recess plus plumbing for washing machine, tiled floor and a stable door leading out onto a side path
- **20ft Impressive first flooring landing** which is large enough to be used as a study area
- **15ft Master bedroom** with two fitted double wardrobes
- Luxuriously appointed **en-suite bathroom/shower room** beautifully finished to incorporate an over-sized bath with marble tiled surround, mixer taps and shower hose, his and hers wash-hand-basin set within quartz worktops and vanity storage beneath. Large walk-in shower area with oversized chrome raindrop shower head and separate shower attachment, W/C, LED feature lighting and marble flooring
- **Guest double bedroom** with a fitted double and a fitted single wardrobe
- **En-suite bathroom** finished in a modern white suite to incorporate a shower/bath with shower over and chrome raindrop showerhead with separate shower attachment, W/C, wash-hand basin, set within a quartz worktop, vanity storage beneath and marble tiled floor
- **Two further double bedrooms**, one with a fitted double wardrobe
- Sumptuously appointed and spacious **family bathroom/shower room**, incorporating a large corner shower cubicle with chrome raindrop shower head and separate shower attachment, oversized bath with marble tiled surround, W/C, contemporary wash-hand-basin sat on an oak worktop with vanity storage beneath, fully tiled marble walls and flooring
- **Further benefits** include double glazing, gas-fired central heating system, video entry phone, and a security alarm

COUNCIL TAX BAND: G

EPC RATING: C



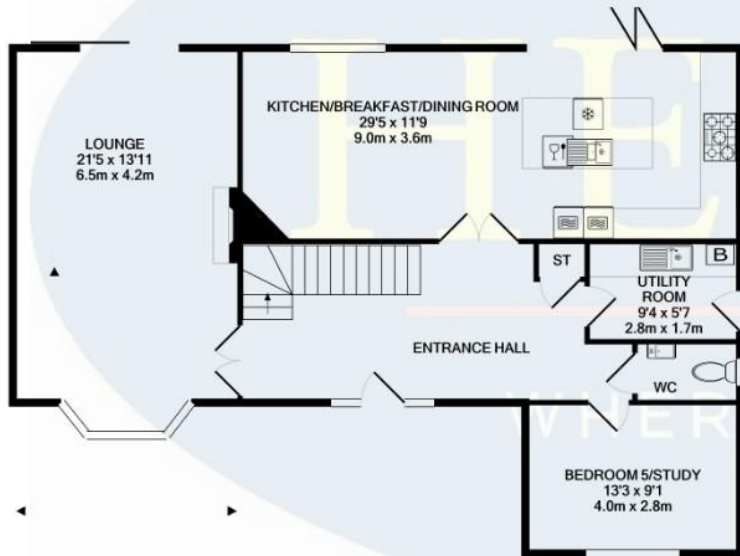




TOTAL APPROX. FLOOR AREA 2845 SQ.FT. (264.3 SQ.M.)

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

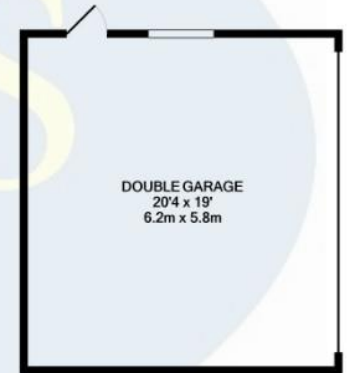
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GROUND FLOOR
APPROX. FLOOR
AREA 1070 SQ.FT.
(99.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1055 SQ.FT.
(98.1 SQ.M.)



NOT LOCATED IN EXACT POSITIONS
APPROX. FLOOR
AREA 720 SQ.FT.
(66.9 SQ.M.)



Garden room



Garden room



Garden room shower room





Outside

- The **rear garden** is without a doubt a superb feature of the property as it measures approximately 200ft by 70ft, is immaculately kept, and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large Indian sandstone L shaped paved patio area enclosed by a low-level wall with inset lighting. Part of the patio is covered, creating a fantastic outside family entertaining space with pizza oven
- Located on both sides of the property there are **wide side accesses** with two set of double gates on either side
- The first portion of garden is predominantly laid to lawn which is immaculately kept
- A grass slope with slide and steps lead down onto a lower area of large and once again immaculately kept lawn
- Between the upper and lower gardens is an **underground garden room**.
- The **garden room** is accessed via steps which lead down onto an enclosed Indian sandstone paved patio area, with outside lighting, power points, light and power, two sets of double-glazed sliding patio doors leading out onto the patio, a kitchenette area, wood burning stove and shower room with shower cubicle, W/C and sink. This would make an ideal home office, teenagers retreat and also has excellent annex potential
- At the far end of the garden there is a large shed with light and power, a play area, **chicken run with chicken house** and vegetable plot with polytunnel
- Double wooden electronically operated gates open onto a front block paved **driveway** which provides **generous off-road parking for several vehicles**
- There is a **further area of gravel driveway** which provides ideal storage for a boat, caravan or motorhome
- **Detached double garage** has remote control up and over door, light and power, a side door and adjoining large lockable storage shed with light and power

The market town of Wimborne is located approximately 3 miles away. Ferndown's town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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