

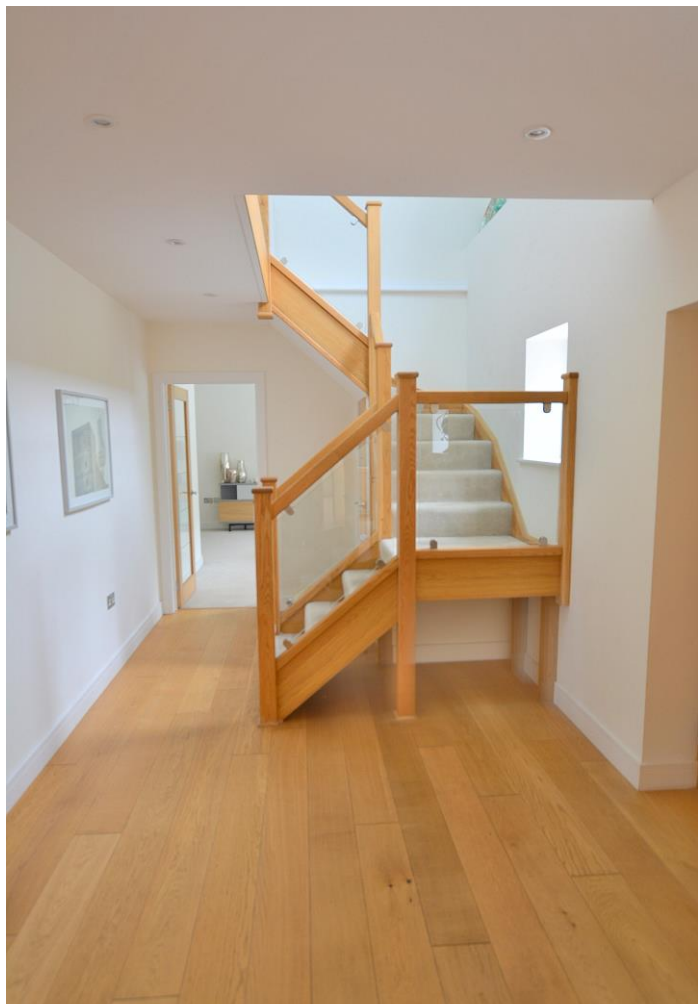
18 Golf Links Road

Ferndown, Dorset BH22 8BY



HEARNES

WHERE SERVICE COUNTS



***“Incredibly light and spacious accommodation of
3,463 sq ft sitting on a private plot
measuring 0.4 of an acre”***

FREEHOLD PRICE £950,000

A stylish and contemporary four double bedroom, three bathroom, three reception room detached family home with 130ft private, west facing rear garden and detached double garage. Sitting beautifully on a private plot measuring 0.4 of an acre enjoying one of Ferndown's most prestigious locations. Tony Holt, a local award winning architect designed this amazing family home which offers 3,463 sq ft of versatile accommodation and has been finished to a high standard throughout.

The Property

Ground floor:

- Spacious and light **entrance hall** with bespoke oak staircase
- Open plan **kitchen/dining/family room**. The kitchen area is fitted with top of the range integrated appliances finished with quartz work surfaces. The dining and family areas enjoy aluminium bi-fold doors opening out on to the garden and patio providing a delightful outlook
- Large **utility room** with further storage and door leading outside
- **Sun room** enjoying a dual aspect, two sets of aluminium bi-fold doors with aluminium ceiling skylight
- Additional **sitting room** currently used as a home office
- Useful **boot room**
- Ground floor **cloakroom**

First floor:

- Four **double bedrooms**, three of the bedrooms benefit from a range of beautifully fitted soft close wardrobes with sensor lighting
- Sumptuously fitted **en-suite shower rooms** to the master bedroom and bedroom two
- **Family bathroom** finished and designed by local specialist

Further benefits:

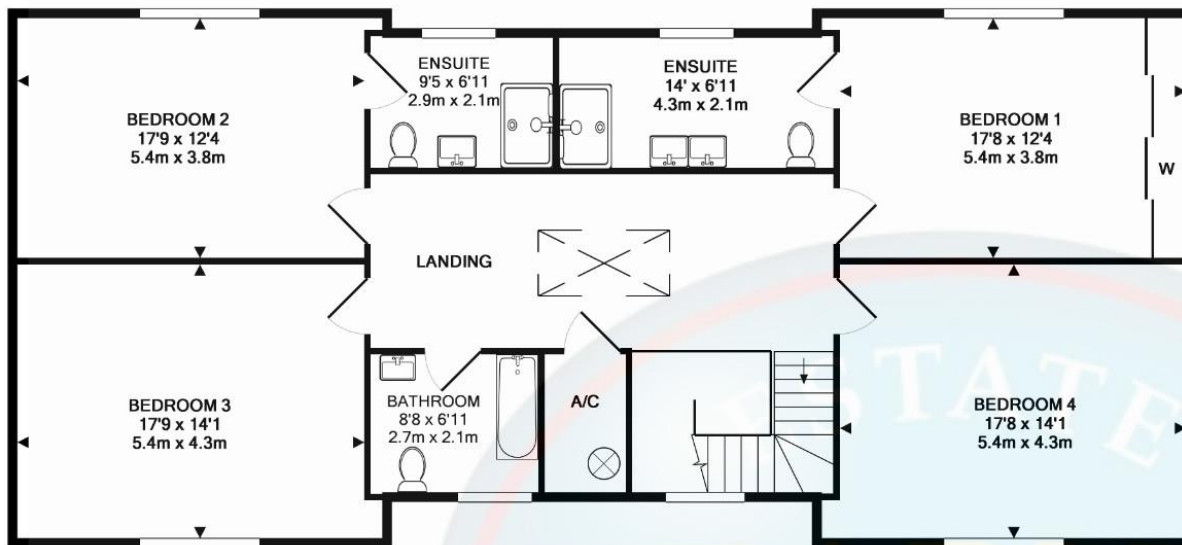
- Remainder of a **10 year structural warranty** provided by CRL
- Designed by an **award winning architect**
- Further benefits include **gas fired central heating** and **double glazing**

COUNCIL TAX BAND: G

EPC RATING: B







1ST FLOOR
APPROX. FLOOR
AREA 1485 SQ.FT.
(138.0 SQ.M.)

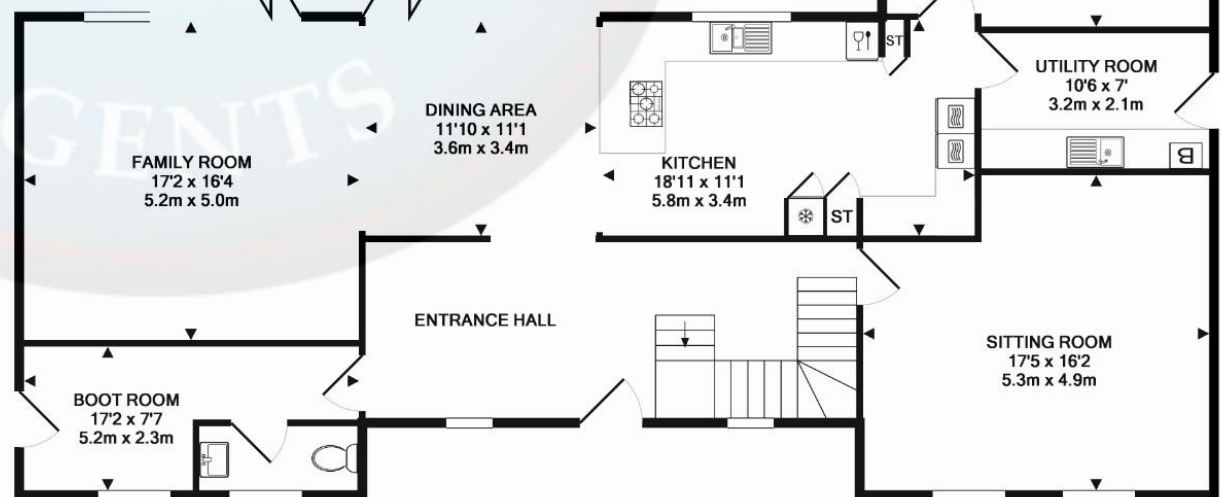
TOTAL APPROX. FLOOR AREA 3463 SQ.FT. (321.7 SQ.M.)

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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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1599 SQ.FT.

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- The **rear garden** measures approximately 130ft x 80ft, faces a westerly aspect and offers a good degree of privacy. Adjoining the rear of the property there is a 100 sq mere Sawn Sandstone patio ideal for outside entertaining
- The **front driveway** provides generous off road parking for several vehicles leading to a detached double garage with electric up and over door, power and light

Ferndown's town centre offers an excellent range of shops, restaurants, café, leisure and recreational facilities located approximately one mile away. Ferndown's Championship Golf Course is approximately ½ mile distant.



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