

Ham Lane

Longham, Ferndown, Dorset, BH22 9DP



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged and superbly appointed 2,300 sq ft family home backing onto open fields”

FREEHOLD PRICE £595,000

This substantially enlarged and recently modernised four bedroom, two bathroom, one en-suite detached chalet style home has an 80ft rear garden, detached double garage and generous off-road parking for numerous vehicles. Situated in a sought after semi-rural location backing onto open fields, this property falls within catchment area for Hampreston School and is located within easy reach of both Ferndown and the market town of Wimborne.

The current owners have managed to create a stunning and versatile family home offering over 2,300 sq ft and the finish must be seen to be fully appreciated. The hub of this fantastic home is a 20ft x 19ft open plan kitchen/breakfast room/dining room with bi-fold doors leading out to an 80ft rear garden. An early viewing is strongly recommended to fully appreciate the high standard of finish.

Ground Floor

- Underfloor heating throughout the ground floor accommodation
- 20ft x 19ft Stunning open plan dual aspect **kitchen/breakfast room/dining room** with a polished porcelain tiled floor continuing throughout this fantastic family and entertaining space
- **Kitchen area** beautifully finished with quartz work surfaces and upstands, inset sink, central island unit also finished with a quartz work surface which continues round to form a four seater breakfast bar and an additional rinse sink, an excellent range of Bosch integrated appliances to include a double oven, microwave, dishwasher, recess and plumbing for an American style fridge/freezer and Zanussi five ring gas hob with extractor canopy above
- **Dining area** with ample space for a table and chairs and bi-fold doors offering uninterrupted views over the 80ft rear garden
- Good sized **utility room** with plumbing for a washing machine, a polished porcelain tiled floor, an opening into the boot room and a door into the cloakroom
- **Cloakroom** finished in a stylish white suite with a polished porcelain tiled floor
- **Snug** with a window to the side aspect and a polished porcelain tiled floor
- Generous sized **lounge** facing a south westerly aspect
- **Guest double bedroom** with a beautifully finished **en-suite wet room** incorporating a stylish white suite to include a walk in shower area, wc with concealed cistern, wall-mounted wash hand, fully tiled walls and flooring

First Floor

- Impressive **master suite** with in a walk in **dressng room** with fitted shelving, drawers and hanging rails and double doors opening onto a **Juliette balcony** enjoying views across the rear garden and adjoining countryside
- Sumptuously appointed and extremely spacious **en-suite bathroom/wet room** incorporating a panelled bath with mixer taps and shower hose, walk in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Third double bedroom** with a window to the front aspect
- **Fourth single bedroom** with a window to the side aspect
- **Family bathroom** beautifully finished in a stylish white suite to incorporate a panelled bath with mixer taps and shower hose, WC with concealed cistern, wall-mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Further benefits include double glazing, UPVC fascias and soffits, a newly installed pressurised gas-fired central heating system and a high-tech home internet system
- The property could be offered with **no onward chain**

COUNCIL TAX BAND: D

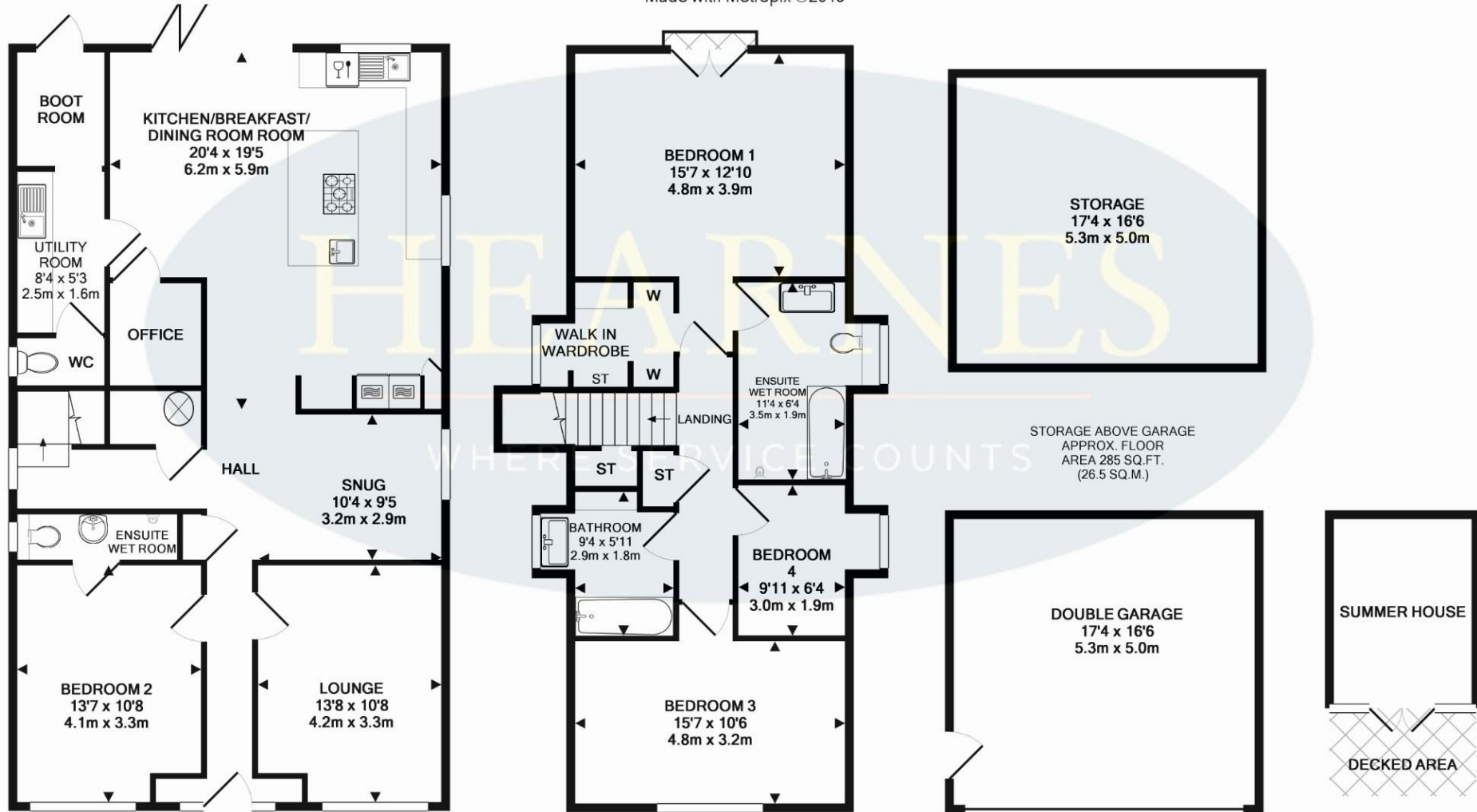
EPC RATING: D





TOTAL APPROX. FLOOR AREA 2390 SQ.FT. (222.1 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 1027 SQ.FT.
(95.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 704 SQ.FT.
(65.4 SQ.M.)

NOT LOCATED IN EXACT POSITIONS
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)





Outside

- Fully enclosed **rear garden** measuring approximately **80ft x 30ft**, backing onto adjoining countryside with direct pedestrian access ideal for dog walking
- Adjacent to the rear of the property there is a raised Indian sandstone paved patio area leading to a lower paved patio area ideal for barbeques
- Large area of lawn with a summer house at the far end of the garden
- Detached **double garage** which is a fully insulated cavity wall construction providing useful eaves storage a side store and a remote controlled up and over door
- Front and side driveway providing generous **off-road parking** for numerous vehicles

The market town of Wimborne is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away. From the open fields behind the property there are direct walkways which lead to both Ferndown Forest and Hampreston Woods.



View over the rear boundary

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