

Moorlands Road

West Moors, Ferndown, Dorset BH22 0JN



HEARNES

WHERE SERVICE COUNTS



“A stunning 2,900 sq ft family home occupying a secluded ¼ of an acre plot in the heart of West Moors”

FREEHOLD PRICE £800,000

This sympathetically modernised and cleverly enlarged four double-bedroom, two bathroom, five reception room detached Edwardian family home has a 125ft private garden, 18ft workshop and 17ft home office/garden room with large garage and generous off-road parking for several vehicles. Situated in a sought after yet convenient tree lined road within a designated ‘special character’ area of West Moors, approximately 350 metres from the village centre.

The current owners have been in residence for circa 17 years. Over the years the property has been cleverly enlarged to approximately 2,900 sq ft. The current owners have also tastefully modernized the property, managing to retain many of its original features which include plate racks, picture rails, original internal doors and fittings, sash windows and fireplaces, Orchard End is a fantastic family home offering light, spacious and versatile accommodation which would either suit a large family, a buyer looking to run a business from home or somebody who may be looking for a property with annexe potential.

- **Four double bedroom detached Edwardian family home**

Ground Floor

- **Entrance hall** with oak flooring and double doors leading through into the lounge
- **Sitting room/study** with period correct Victorian style open fireplace with granite hearth, bay windows overlooking the front garden and oak flooring
- **Dining room** with exposed brick open fireplace, bay windows overlooking the front garden and oak flooring
- **Kitchen area** beautifully finished with extensive granite worktops and matching upstands with a central island unit also finished with granite worktop. Inset one and a half bowl stainless steel sink unit and drainer, Range cooker, Samsung combination oven, space for fridge/freezer, integrated Bosch dishwasher, partially vaulted ceiling with ceiling skylight flooding the kitchen with lots of natural light, tiled floor with underfloor heating
- Good sized **utility room** with recess/plumbing for washing machine and tumble dryer, one and a half bowl sink unit and drainer, tiled floor with underfloor heating, door into the garage and a further door leading out onto the side path
- **20ft family area** enjoying a dual aspect with full width bifold doors opening to offer uninterrupted views over the large private rear garden, ample space for dining table, chairs and sofa, tiled floor with underfloor heating
- **20ft lounge** with partially vaulted ceiling and two double glazed Velux windows, living flame gas-fired plasma fire creating an attractive focal point of the room
- **Ground floor cloakroom** finished in a modern white suite, wall-mounted wash-hand-basin with vanity storage beneath and tiled floor
- **Studio/playroom** enjoying a dual aspect currently being used as an office/gym

First Floor

- **25ft first floor landing**
- **Master bedroom** is a large double bedroom with original feature fireplace, bay window to the front aspect
- **En-suite bathroom** incorporating a shower bath with Aqualisa power shower and glass shower screen, his and hers contemporary wash-hand-basins, W/C, heated mirror and tiled floor with underfloor heating
- **Bedroom two** is a generous sized double bedroom with original feature fireplace
- **Bedrooms three and four** are also double bedrooms enjoying views over the rear garden and both having double glazed Velux windows
- **Family bathroom** incorporating a shower/bath with Aqualisa power shower, wall-mounted wash-hand-basin with vanity storage beneath, W/C, heated mirror and tiled floor with underfloor heating
- **Further benefits include gas-fired central heating system and security alarm**

COUNCIL TAX BAND: F

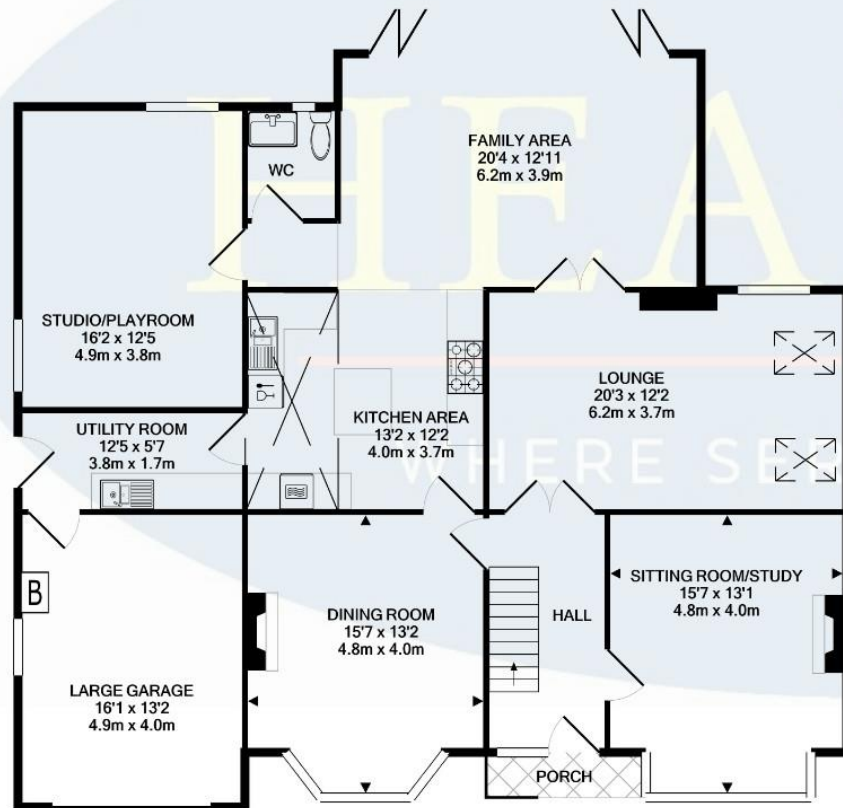
EPC RATING: C



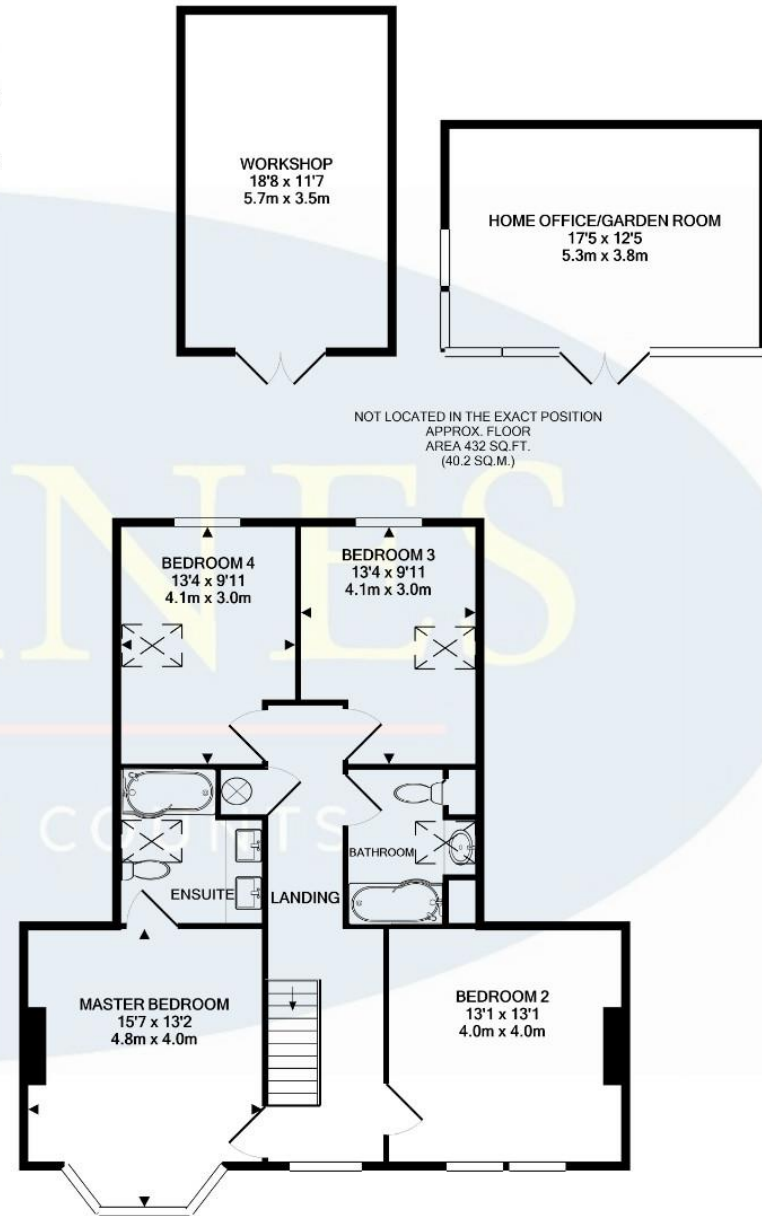


TOTAL APPROX. FLOOR AREA 2955 SQ.FT. (274.5 SQ.M.)

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 1647 SQ.FT.
(153.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 876 SQ.FT.
(81.4 SQ.M.)





Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 125ft x 50ft and is **fully enclosed**
- Adjoining the rear of the property there is a **large decked seating area** and an **18ft workshop** which is fully insulated and has light and power
- Behind the workshop there is a useful **timber storage shed**
- The main area of garden is predominantly laid to lawn and is split into two areas
- The lawn is edged with granite
- The garden itself is stocked with many attractive plants and shrubs
- At the far end of the garden there is a large area of **Indian sandstone patio** and a detached home office/garden room
- **17ft home office/garden room** has light and power, windows and a wood burner
- The wooden five-bar gate opens onto a front gravel **driveway** which provides generous **off-road parking** for several vehicles and in turn leads up to a large garage
- **Large garage** has metal up and over doors, wall-mounted gas-fired Valliant boiler, double glazed window, door onto the utility room, water tap and light and power

West Moors offers a good selection of day to day amenities. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2 miles away



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