

Dudsbury Avenue

Ferndown, Dorset BH22 8DU



HEARNES

WHERE SERVICE COUNTS



“A former Coach House tucked away down a 250ft private driveway, occupying a secluded plot measuring in excess of ½ an acre, offered with no chain”

FREEHOLD GUIDE PRICE £800,000

A rare opportunity to purchase a superbly positioned and generous sized four bedroom, two bathroom, two reception room, detached former Coach House, with a detached double garage and immaculately kept and secluded gardens tucked away down a 250ft private driveway and occupying a plot measuring in excess of ½ an acre.

This former Coach House was built approximately 100 years ago. The current owners have been in residence for circa 49 years. The property has an enormous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents). The property is nestled away in an extremely unique location with immaculately kept secluded gardens, whilst conveniently located to Ferndown's town centre and situated in an extremely sought-after location. The property also now comes to the market, offered with no onward chain.

A 2,000 sq ft four bedroom former Coach House with double garage, occupying a secluded plot measuring in excess of ½ an acre.

Ground floor:

- **Entrance Porch**
- **Entrance Hall** – stairs rising to the first floor
- **Ground Floor Cloakroom** – finished in a white suite and tiled floor
- **Lounge** – dual aspect 18ft lounge with high ceilings. (This would have formerly been the entrance to the Coach House). An attractive focal point of the room is an exposed brick open fireplace.
- **14ft dining room** with fitted shelving and tongue and groove wooden panelled ceiling
- **24ft dual aspect kitchen/breakfast room** which is a fantastic family and entertaining space, enjoying glorious views over the gardens, incorporating roll top worksurfaces, base and wall units with under lighting, integrated dishwasher, oven, grill, hob and extractor, washing machine, fridge freezer, floor standing oil fired boiler, ample space for breakfast table and chairs and sofa with a tiled floor, double glazed door leading out onto the side driveway and double glazed French doors opening out onto the front driveway and front garden

First floor landing:

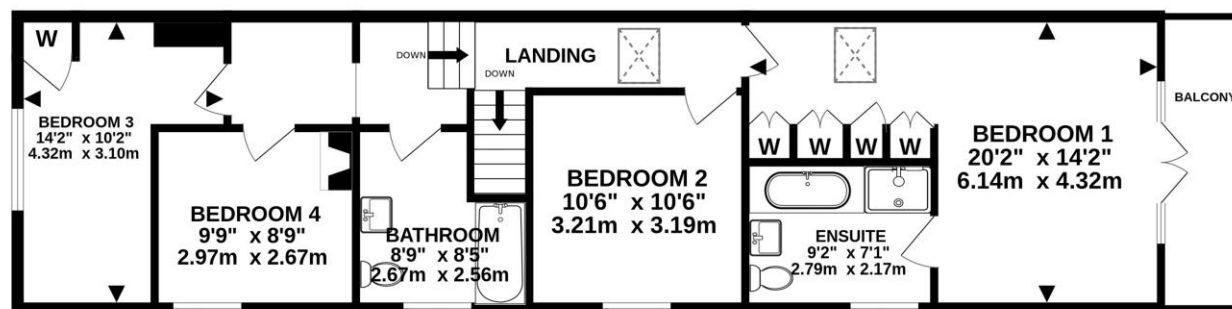
- **Bedroom one** is a generous sized double bedroom with double glazed French doors leading out onto a balcony
- **Balcony** enjoys views over the secluded gardens
- **Dressing area** with an excellent range of fitted wardrobes with cupboards above
- **Spacious ensuite bathroom/shower room** incorporating a panel bath, separate shower cubicle, pedestal wash hand basin, WC, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is a single bedroom currently used as an office
- **Bedroom four** is also a good sized single bedroom with fireplace, exposed ceiling beams and fitted shelving
- **Family bathroom** incorporating a panelled bath, with mixer taps and shower attachment, WC, pedestal wash hand basin, fully tiled walls

COUNCIL TAX BAND: E

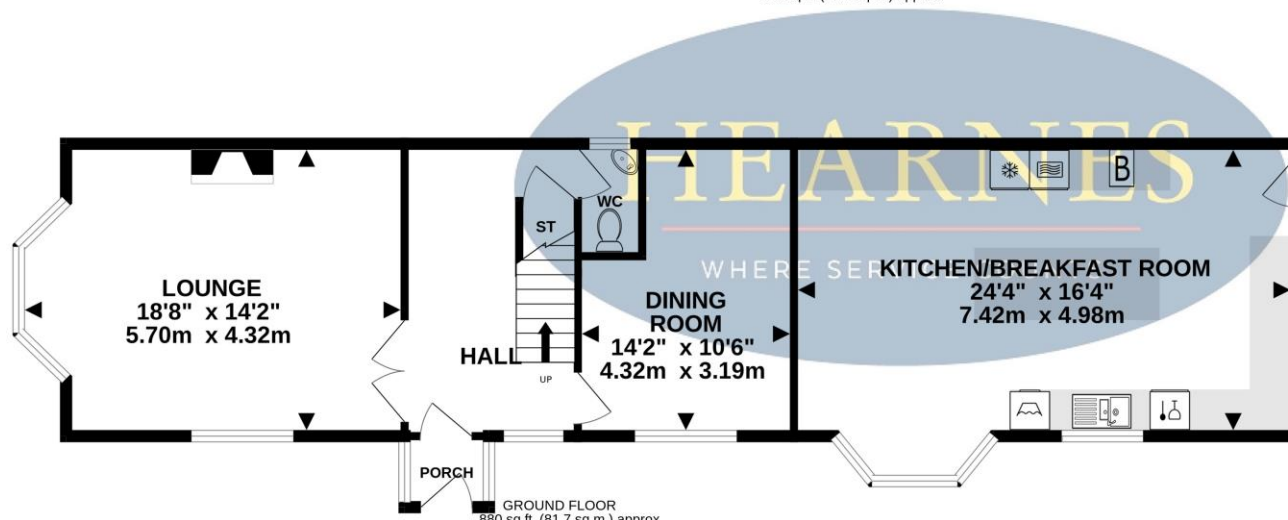
EPC RATING: E



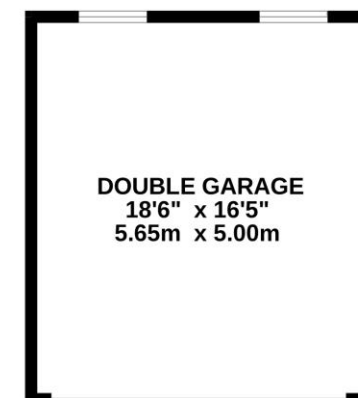




1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
304 sq.ft. (28.3 sq.m.) approx.

TOTAL FLOOR AREA : 2020 sq.ft. (187.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- The property is approached by a **250ft private driveway**, which in turn leads up to a front driveway and round to a detached double garage. There is a large area of front formal lawn which is immaculately kept, faces a Southerly aspect and offers an excellent degree of seclusion
- **The front garden** incorporates large areas of well-kept lawn, an ornamental pond, timber shed, summer house and greenhouse with paths that meander throughout the garden, passing well stocked raised flower beds, continuing up to the far end of the garden where there is a further greenhouse. The front garden measures approximately 115ft x 110ft and is fully enclosed. There is a further area of rear garden, which also offers an excellent degree of seclusion.
- Adjoining the rear of the property there is a large Indian sandstone paved patio, with steps leading down onto a good-sized area of lawned garden which is surrounded by mature shrubs and fencing and has a number of newly planted fruit trees.
- **Detached double garage** has light and power, a metal up and over door

Further benefits include double glazing and a oiled fired heating system. The property now comes to the market offered with no onward chain.

Ferndown's town centre is located approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship Golf Course on Golf Links Road with a Clubhouse and the Golf Course is also located approximately half a mile away.



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