

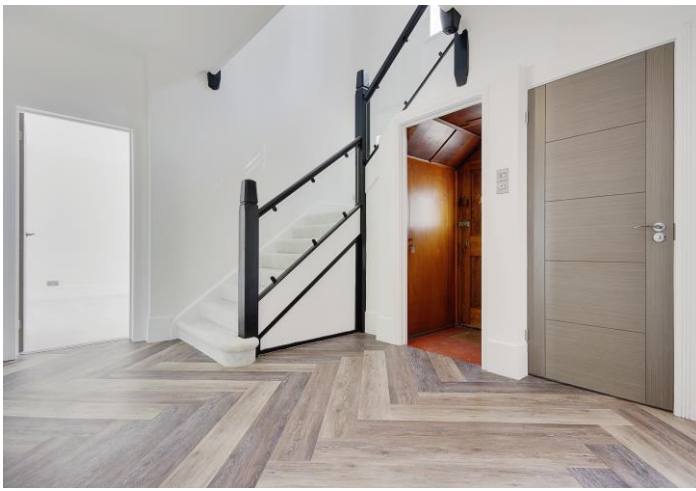
Golf Links Road

Ferndown, Dorset BH22 8BZ



HEARNES

WHERE SERVICE COUNTS



“A recently refurbished and beautifully finished 5,054 sq ft family home sitting proudly on a secluded plot measuring 0.45 of an acre”

FREEHOLD OFFERS OVER £1,500,000

A superbly appointed detached Mock Tudor style home sitting on arguably the best plot in the area. Having been lovingly refurbished and modernised it now boasts a magnificent 27 ft Open Plan Kitchen / Breakfast / Family / Dining Room leading onto a 100 ft private and secluded westerly facing garden with porcelain patios, stocked borders and large areas of lawn. There are four further reception rooms on the ground floor offering a very flexible layout to suit a number of different lifestyles. This is accompanied by a cloak room, two shower rooms, a boot room and fully fitted utility room. The ground floor also boasts an indoor heated swimming pool with doors out to the patio. There is a large driveway providing off road parking for numerous vehicles and a garage.

On the first floor are four ensuite bedroom areas, accessed from a feature staircase to a large landing area with doors to all bedroom areas. The master suite comprises a generous bedroom area with views to the golf course, a 14 ft dressing room with in built wardrobes and steps down to a 4 piece ensuite bathroom with feature bath, walk in shower, toilet and basin. The guest suite also benefits from a good size bedroom together with walk in wardrobes and a further 4 piece bathroom and views to the golf course. Two further double bedrooms, both with ensuite shower rooms complete the first floor.

The location of this stunning, spacious family home is also a feature as it arguably enjoys one of the best locations within the area and it is located opposite Ferndown's Championship Golf Club (which recently hosted both Open Qualifying and the English Amateur Championships) and has views from the first floor over the golf course. The property also now comes to the market offered with no onward chain.

- **A 5,054 sq ft and beautifully finished family home sitting proudly on a plot measuring 0.45 of an acre offered with no chain**

Ground floor:

- **Entrance porch**
- **Spacious reception hall** with stairs rising to a galleried landing
- **27ft Stunning open plan kitchen/breakfast/family/dining room** with bi-fold doors opening out into a private, west facing rear garden, the **kitchen/breakfast area** has been beautifully finished with extensive granite worktops with a central island unit continuing round to form a breakfast bar, inset sink with Quooker boiling hot water tap and integrated appliances to include AEG induction hob with contemporary extractor fan above, twin AEG ovens, dishwasher, full height fridge and freezer, herringbone wood effect flooring which continues through from the reception hall, ample space for a sofa as well as a table and chairs
- **Indoor heated swimming pool complex** with a 30ft heated swimming pool and side and sliding patio doors leading out into the rear garden
- **Shower room** finished in a stylish white suite incorporating a good size walk-in shower cubicle, WC, wash hand basin
- **Garden room** with TV recess and double glazed sliding patio doors leading out into the rear garden
- **25ft Dual aspect gym/bedroom** with double glazed sliding patio doors leading out into the garden
- **Snug** with double glazed bay window to the front aspect
- **Lounge** with a bay window to the front aspect
- **Spacious utility room** with extensive worktops, base and wall units, recess and plumbing for washing machine. Door leading through into a boot room and further door leading through into the garage
- **Ground floor shower room** refitted in a stylish white suite incorporating a good sized walk-in shower area, wash hand basin with vanity storage beneath, WC with concealed cistern, porcelain tiled floor and partly tiled walls
- **Cloakroom** refitted in a stylish white suite incorporating a WC, wash hand basin, porcelain tiled floor

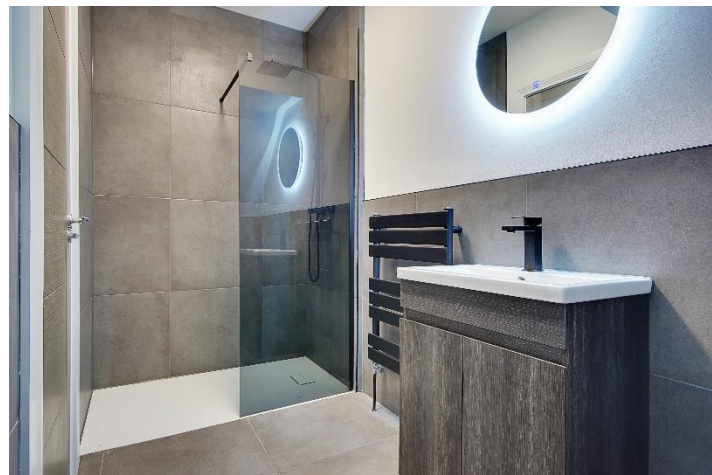
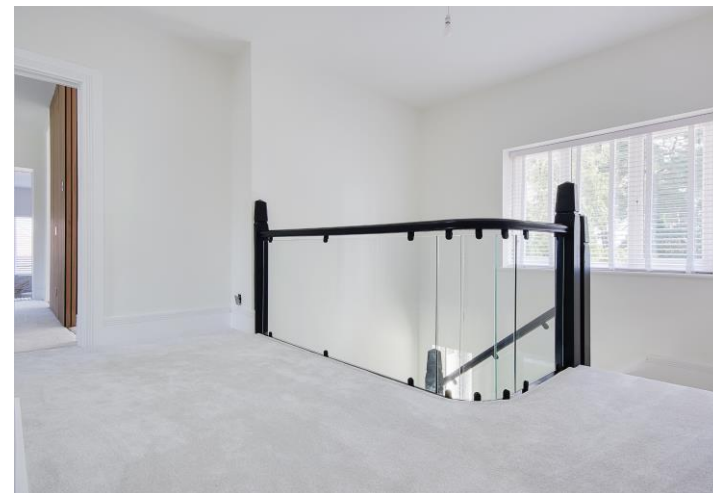
First floor:

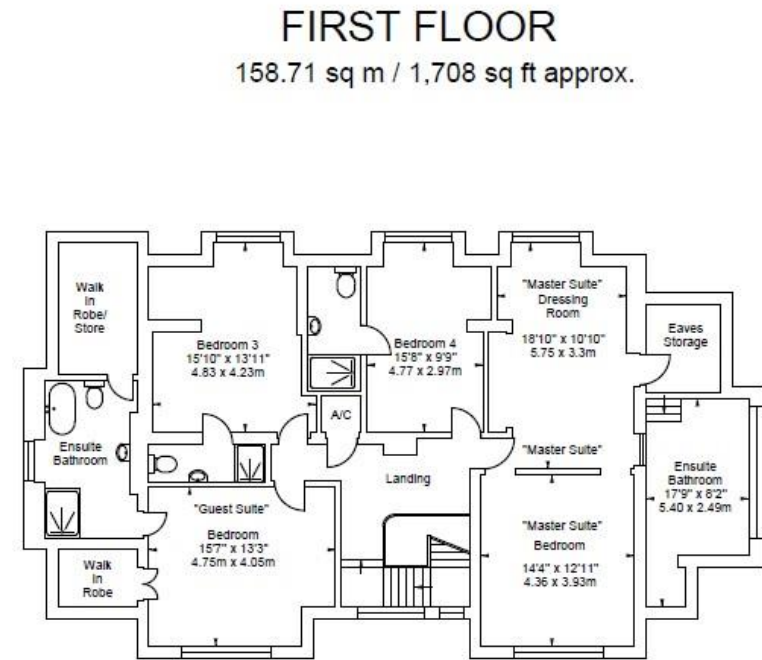
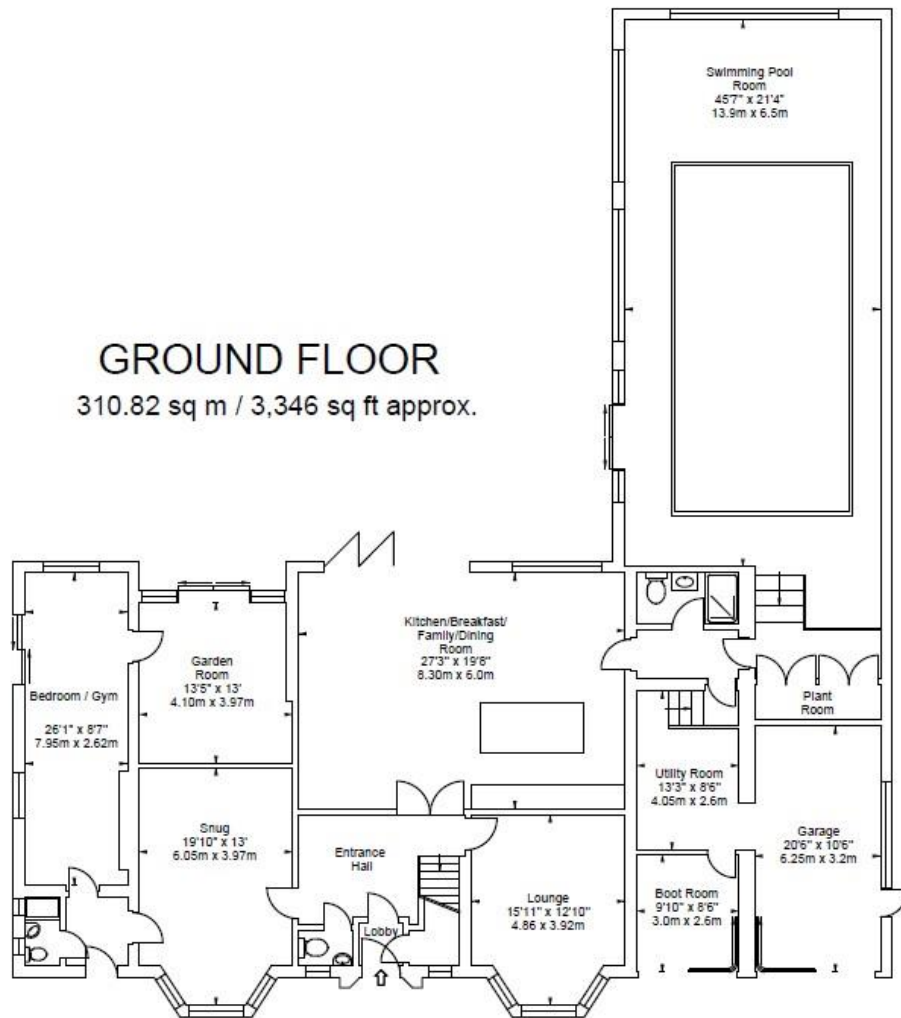
- **Galleried landing**
- **Master suite** is a generous size double bedroom
- **14ft Dressing room** with fitted wardrobes
- Luxuriously appointed and spacious **en-suite bathroom/shower room** incorporating a large walk-in shower area with oversized chrome raindrop shower head, freestanding pear drop contemporary bath with mixer taps and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, polished porcelain tile floor and partly tiled walls
- **Guest suite** is a good sized double bedroom
- **Walk-in wardrobe** with shelving
- Beautifully finished and spacious **en-suite bathroom/shower room** incorporating a good sized walk-in shower area with oversized chrome raindrop shower head and separate shower attachment, freestanding pear drop contemporary bath with mixer taps, wash hand basin with vanity storage beneath, porcelain tiled floor and partly tiled walls
- **Bedroom three** is also a generous sized double bedroom
- **En-suite shower room** incorporating a good sized shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- **Bedroom four** is also a double bedroom with loft access
- **En-suite shower room** incorporating a good size walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls

COUNCIL TAX BAND: G

EPC RATING: D

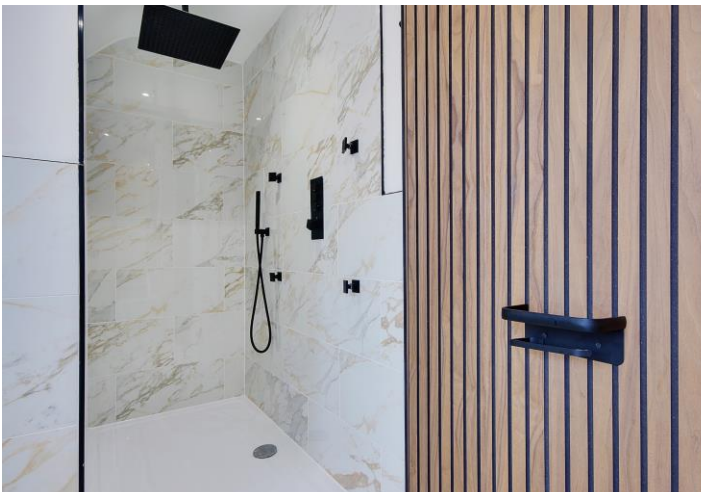


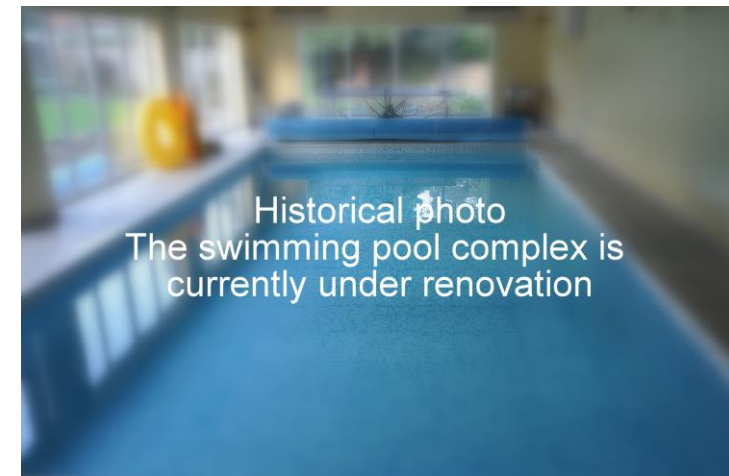




GROSS INTERNAL AREA 469.53 SQ M. / 5,054 SQ FT approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or 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 their efficiency can be given.





Outside

- **The rear garden** is without doubt a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and has a maximum overall measurement of 100 ft x 60 ft
- Adjoining the rear of the property and extending alongside the pool complex there is a recently laid outdoor porcelain **paved patio**
- The remainder of the garden is predominantly laid to lawn and is fully enclosed by mature shrubs and fencing
- **A front gravelled driveway** provides generous off road parking for several vehicles
- **Garage** has a concertina wooden doors, side window and a wall mounted gas fired boiler and door leading through into the utility room
- **Further benefits include:** double glazing and a gas fired heating system. The property also now comes to the market offered with no onward chain

Golf Links Road is one of the most sought after locations in Ferndown and is designated as a special character area. As its name suggests the road runs along Ferndown's Championship Golf Course which plays host to many prestigious tournaments. The property is situated amongst similar large properties. Number 84 is located opposite the 18th green and first tee.

Ferndown is well served for shops, cafes and commercial facilities and the nearby town of Ringwood also offers a good selection of shopping facilities, restaurants and bars as do the larger conurbations of Poole and Bournemouth.



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