

# Golf Links Road, Ferndown, Dorset, BH22 8BX



**HEARNES**

WHERE SERVICE COUNTS







***“An extremely versatile 3,800 sq ft stunning family home with a one bedroom self contained annexe occupying a secluded plot measuring in excess of 0.5 of an acre”***

**FREEHOLD PRICE £1,295,000**

This immaculately presented and extended (former five bedroom, three bathroom) three double bedroom, two shower room detached family home has a one bedroom, one shower room self contained annexe, detached double garage with a hobby room and study above, a 160' private garden and front driveway providing generous off road parking sitting proudly on a secluded plot measuring in excess of 0.5 of an acre.

This superbly positioned and extremely versatile 3,800 sq ft family home is situated in arguably one of Ferndown's most sought after locations and is conveniently located approximately 300 metres from the clubhouse of Ferndown's championship golf course.

- **A 3,800 sq ft three double bedroom detached family home with a one bedroom self contained annexe on a secluded plot measuring in excess of 0.5 of an acre**
- **Entrance porch**
- 16' Impressive **entrance hall**
- Ground floor **cloakroom** finished in a stylish white suite
- **Study** currently being used as a therapy room
- 25' **Sitting room** which enjoys a dual aspect with a log effect and contemporary gas fire and bi-fold doors opening out onto a garden room
- 26' **Garden room** which is fully double glazed and enjoys a pleasant outlook over the rear garden and has direct access out onto a large raised and enclosed patio
- A beautifully finished **kitchen** with an excellent range of units and extensive worktops, integrated appliances to include microwave, Neff double oven, hob and extractor, wine cooler, dishwasher and fridge freezer. The kitchen also has double glazed velux windows which floods the kitchen with lots of natural light.
- Large dual aspect 21' **dining room** which has vaulted ceilings with exposed ceiling beams, large patio sliding doors leading out onto a sun terrace and feature side windows offering views towards Ferndown's championship golf course

**Annexe**

- 19' Open plan **annexe kitchen/dining/sitting room**
- The **kitchen area** incorporates rolltop work surfaces, base units, breakfast bar, integrated oven hob and extractor, integrated fridge and freezer, tiled splashbacks
- **Annexe/dining/sitting area** with patio doors leading out into the conservatory
- 11' **Conservatory** with double glazed French doors leading out onto an area of private garden
- **Double bedroom** enjoying a dual aspect with a fitted double wardrobe
- **En-suite shower room** incorporating a good sized corner shower cubicle, WC, wash hand basin with vanity storage beneath, tiled floor
- **Utility room** with worktops, recess and plumbing for washing machine, internal door leading through to the entrance hall of the main house

**First Floor**

- Large **first floor landing**
- 19' Stunning **master bedroom** which has a seating area and picture window offering stunning views across the rear garden, an excellent range of bedroom furniture to include two double and a single wardrobe, bedside cabinets and dressing table with drawer storage
- Luxuriously appointed modern **en-suite shower room** incorporating a large walk-in shower cubicle, WC and wash hand basin
- **Two further generous sized double bedrooms**
- Luxuriously appointed main family **bathroom/shower room** incorporating a corner bath, separate shower cubicle, WC, wash hand basin

**COUNCIL TAX BAND: G**

**EPC RATING: C**









# Golf Links Road, Ferndown, BH22

Approximate Area = 3748 sq ft / 348.2 sq m (includes garage)

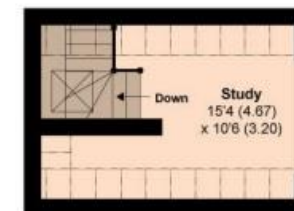
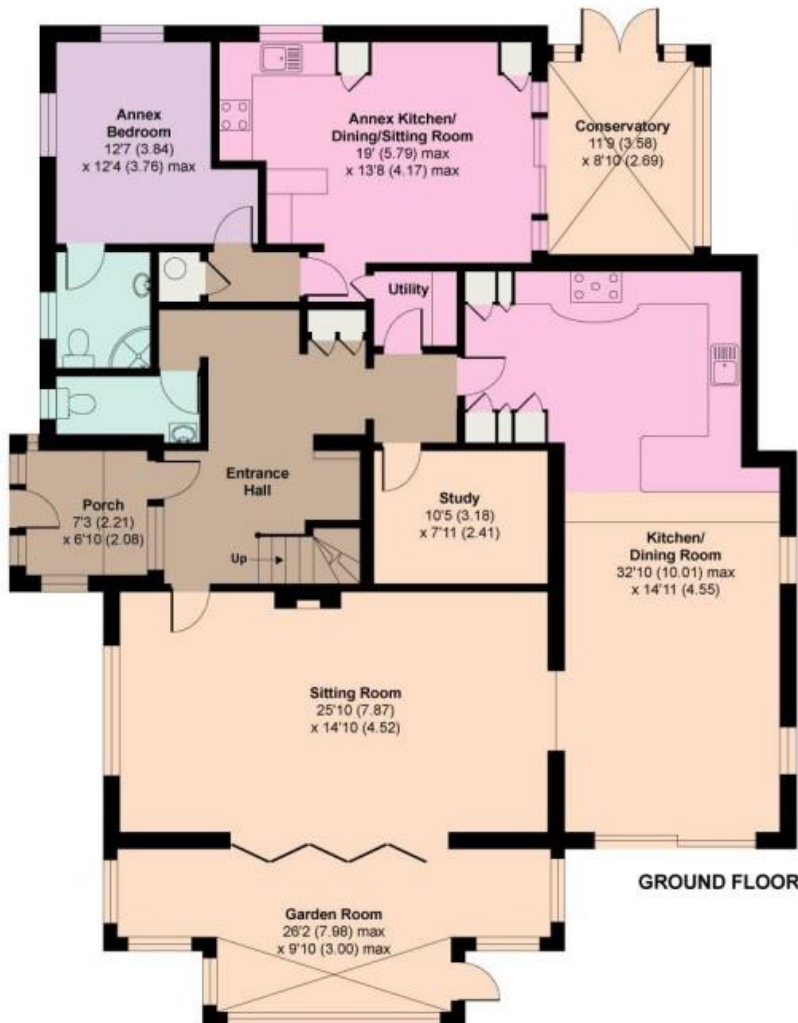
Limited Use Area(s) = 66 sq ft / 6.1 sq m

Total = 3814 sq ft / 354.3 sq m

For identification only - Not to scale



Denotes restricted head height







Annexe bedroom



Annexe conservatory



Annexe sitting/dining area



Annexe en-suite



Annexe kitchen area





## Outside

- The **rear garden** is a superb feature of the property as it offers a good degree of seclusion, is beautifully kept and measures approximately 160' in length x 90' in width. The garden itself is fully enclosed by mature shrubs
- Adjoining the rear of the property there is a large Mediterranean sun terrace enclosed by wooden and glass balustrade. Steps lead down to a large expanse of well kept lawn. At the far end of the garden there is a summerhouse and fire pit. The garden must be seen to be fully appreciated
- Electronically operated double front gates open onto a front gravelled **driveway** to provide generous off road parking for several vehicles and in turn leads up to a detached double garage
- Detached **double garage** has two up and over doors, light and power and a side personal door. Within the rear portion of the existing garage the current owners have created a hobby room which has a kitchen area and shower room with stairs leading up to a large study area
- **Further benefits** include double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 1 mile away.





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