

# Highfield Road

Ferndown BH22 0NA



**HEARNES**

WHERE SERVICE COUNTS







***“Exceptional detached chalet family home, extended to provide a blend of high specification luxury living over 2,400 sq ft with no forward chain”***

**FREEHOLD PRICE £895,000**

This well proportioned versatile family home built in 1917 is set within a well maintained mature plot, measuring 0.28 of an acre with an in and out driveway. The property is situated in an extremely convenient location only 600 metres from West Moors village shops, amenities and favoured local schools, with access to extensive walks through West Moors Plantation and Holt Heath and the A31 commuter routes to both Wimborne and Ferndown.

The accommodation has been thoughtfully extended to provide luxury bespoke fittings and open plan living with the original wealth of character features to include 4/5 bedrooms served by stylish refitted ensuites and family bathroom over two floors and a delightful separate dining room which could constitute a fifth bedroom, a stunning open plan living room with wood burner and engineered wood flooring flowing into the breakfast room and stunning bespoke kitchen, with underfloor heating and quartz worktops. The garden room is the outstanding feature of the property with pitched lantern light roof, two southerly aspect windows and superb double and triple bifold doors, seamlessly bringing the landscaped rear garden into the home.

Other benefits include recently updated pressurised gas heating and hot water system and secure timber gates to a substantial covered car port leading to the detached garage/workshop.

**Ground floor:**

- **Entrance lobby** with double glazed door to the entrance hall
- **Entrance hall** exposed wood block flooring continuing through most of the ground floor rooms
- **Dining room/bedroom five** – double glazed bay window original Victorian fireplace and wooden mantle
- **Living room** – attractive box bay window, chimney recess with wood burner, engineered wood flooring
- **Breakfast area**
- **Kitchen** – stunning bespoke fittings and units with island unit, quartz worktops, underfloor heating, space for range cooker, integrated dishwasher, space for American style fridge/freezer, open plan to;
- **Garden/family room** creating a seamless aspect to the garden with exceptional light from a vaulted lantern window and high spec tri folding doors
- **Utility room**
- **Bedroom two** – comprehensive range of fitted bedroom furniture, double glazed window and door to;
- **En-suite wet room** finished in modern white suite comprising walk in shower, WC and wash hand basin
- **Stylish family bathroom** finished in a modern white suite with panelled bath with shower over, WC and wash hand basin with vanity storage beneath
- **Bedroom three**
- **Bedroom four** currently used as an office with double doors to the courtyard patio

**First floor:**

- **Stairs leading to the landing**
- **Main bedroom suite**, spacious room with two double glazed windows, walk in wardrobe, surrounding loft access, door to;
- **En-suite** fitted in a stylish modern suite fully tiled with bath and walk in shower

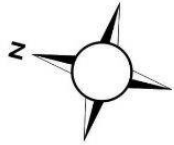
**COUNCIL TAX BAND: F      EPC RATING: C**





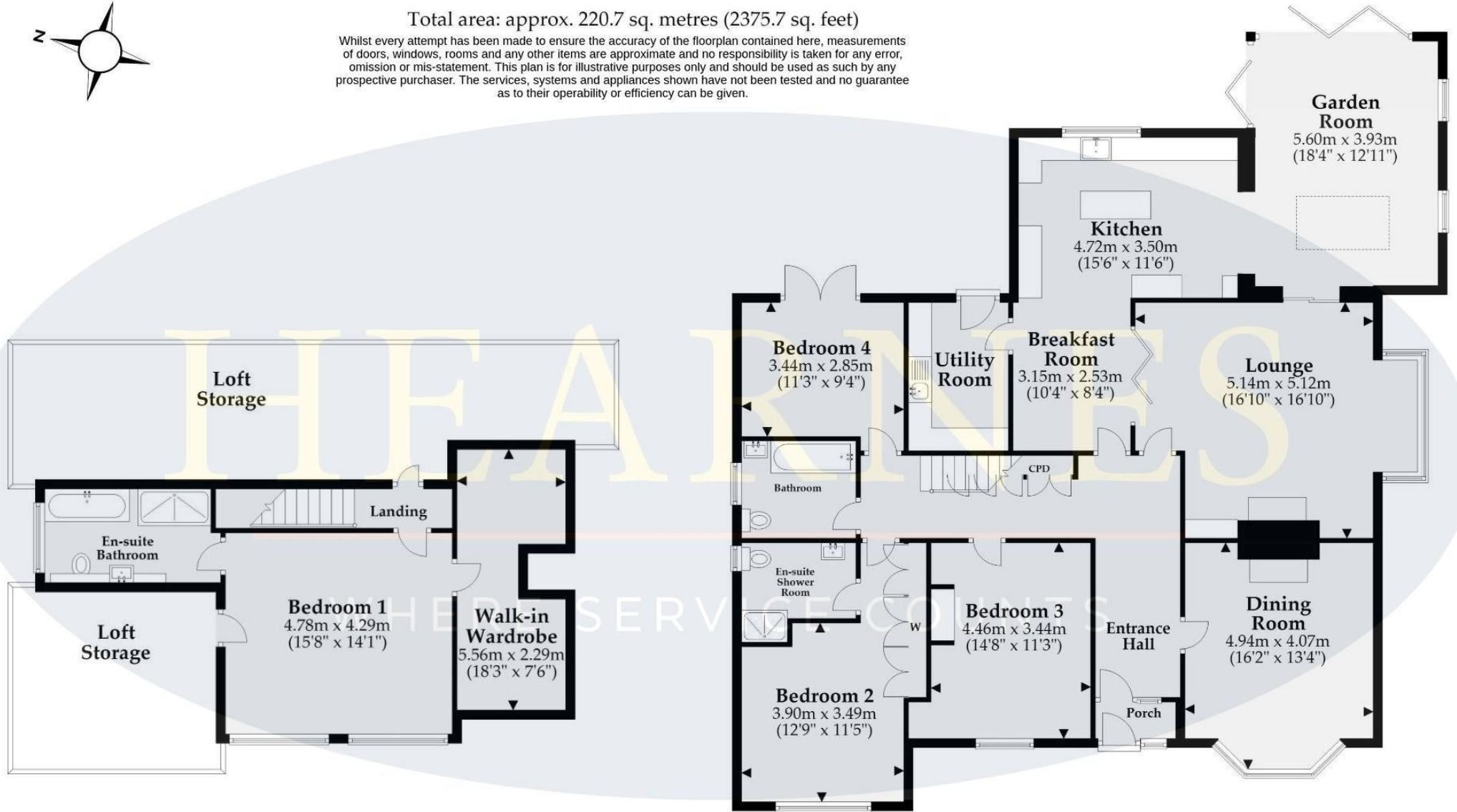






Total area: approx. 220.7 sq. metres (2375.7 sq. feet)

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.



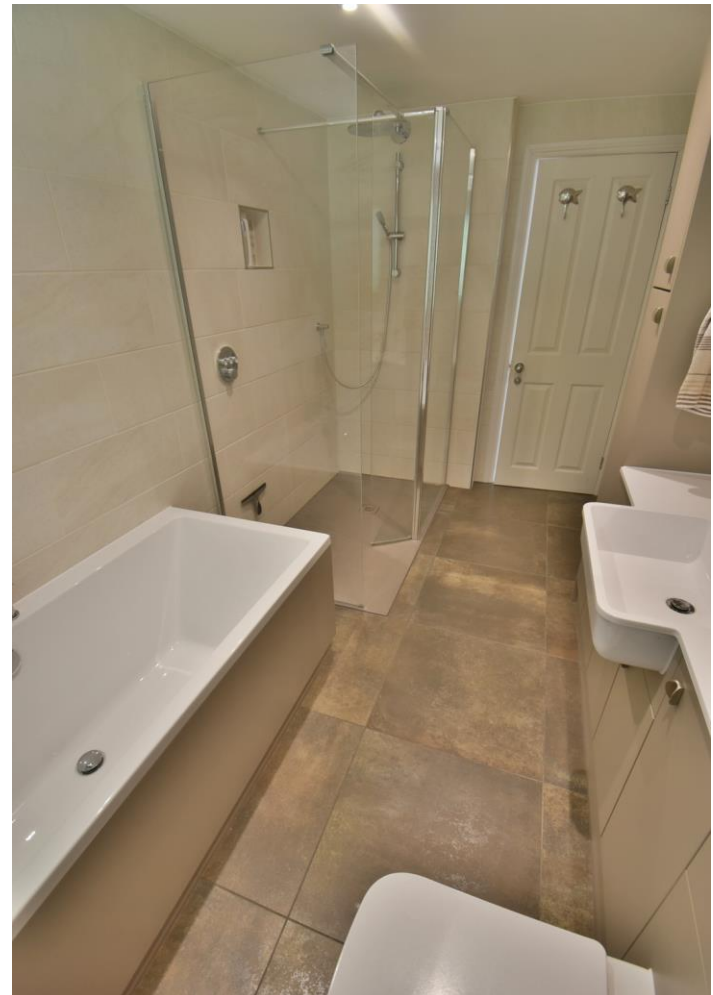
### First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)

### Ground Floor

Approx. 176.1 sq. metres (1895.3 sq. feet)

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

- **Front in and out carriage drive**, screened from the road by mature hedging
- **Timber gates** lead to a covered car port
- **Covered car port** measuring 33ft x 16ft with various timber stores
- **Garage** measuring approximately 14ft 9in x 8ft3in with double doors, power and light
- **Greenhouse** measuring approximately 8ft x 6ft
- **Rear garden** measuring approximately 70ft x 72ft – A particularly private feature of this home, providing a secluded mature outlook with vast patio areas overlooking the level lawn, ornamental pond and well-tended shrub and flower borders, enclosed by mature hedging, centering around the vegetable garden, with the emphasis on calm and entertaining

The village centre of West Moors and all its amenities is located approximately 600 meters away. Ferndown offers an excellent range of shopping, leisure and recreational facilities located approximately 2.5 miles away. The market towns of Wimborne and Ringwood are located approximately 5.5 miles away and 6 miles away respectively.





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