

# Church Road

Ferndown, Dorset BH22 9EU





# ***“An extended 1930’s 4,400 sq ft house offering fantastic redevelopment potential (stpp) with no chain”***

**FREEHOLD GUIDE PRICE £725,000**

This substantially enlarged and detached 4,400 sq ft 1930’s house has light, spacious and versatile accommodation which is currently split into 8 en-suite units with an office, lounge/dining room, conservatory, kitchen and utility room with a lift rising to the first floor accommodation.

Abbeyfield Wessex accommodated residents on an independent living basis (not a care home). The grounds which surround the property are well kept and there is a front driveway which provides generous off road parking. This 4,400 sq ft substantial and versatile property has tremendous amount of scope and potential with the option of creating a mixture of one bedroom and studio apartments (subject to the necessary planning consents). Moretons also falls within a popular and convenient town centre location and now comes to the market offered with no onward chain.

- **An extended 1930’s 4,400.sq ft house occupying a large, corner plot with development potential (stpp)**
- **Entrance porch**
- 55ft Spacious **entrance hall** with lift rising to the first floor
- 25ft Communal **lounge/dining room**
- Double glazed **conservatory** with access out into the garden
- Dual aspect **office**
- **En-suite shower room**
- **Kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units, recess for range cooker with extractor canopy above, recess and plumbing for dishwasher, space for fridge/freezer, central island unit, air conditioning system, fully tiled walls
- **Rear lobby** with direct access into the rear garden
- **Utility room** with roll top worksurfaces, sink unit, recess and plumbing for washing machine
- Spacious ground floor cloakroom

**Unit 2**

- Lounge/bedroom
- Kitchenette
- En -suite shower room

**Unit 3**

- Lounge/bedroom
- En-suite shower room

**Unit 4**

- Lounge
- Kitchenette
- Double bedroom
- En-suite shower room

**Unit 5**

- Lounge
- Kitchenette
- Double bedroom
- En-suite shower room

**Spacious first floor landing**

**Unit 6**

- \* Lounge/bedroom
- \* En-suite shower room

**Unit 7**

- \* Lounge
- \* Kitchenette
- \* Double bedroom
- \* En-suite shower room

**Unit 8**

- \* Double bedroom
- \* Kitchenette
- \* En-suite shower room
- \* Double bedroom

**Unit 9**

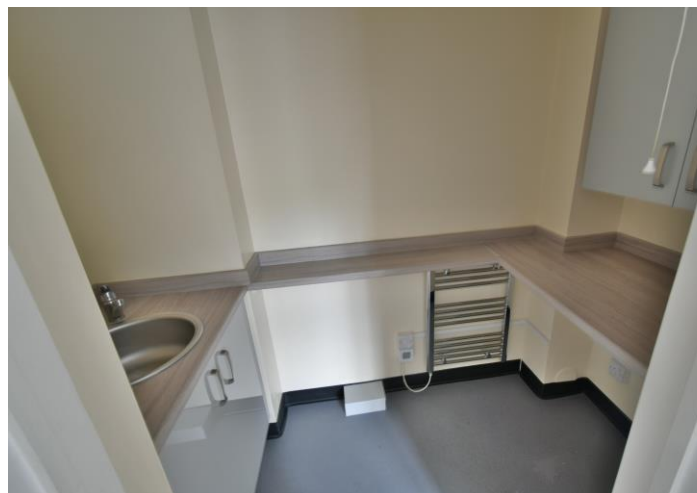
- \* Lounge
- \* Kitchenette
- \* Double bedroom
- \* En-suite shower room

*Agents Note: This substantial and versatile property could appeal to a wide range of buyers, but is located within 400 meters of a ‘site of special scientific interest’ (SSSI/ protected heathland). Any interested party may satisfy themselves by making their own enquiries through East Dorset district Council.*

**COUNCIL TAX BAND: G**

**EPC RATING: t.b.c.**

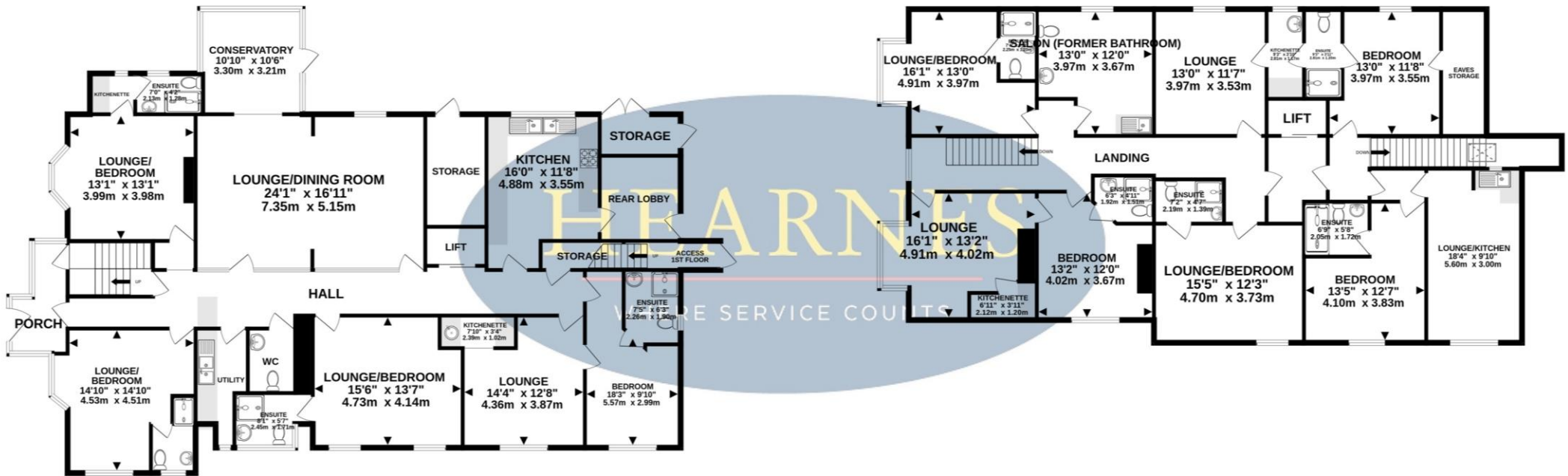




GROUND FLOOR  
2410 sq.ft. (223.9 sq.m.) approx.



1ST FLOOR  
2087 sq.ft. (193.9 sq.m.) approx.



TOTAL FLOOR AREA : 4497 sq.ft. (417.8 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.  
Made with Metropix ©2024

AGENTS NOTE: 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.





## Outside

- To the front of the property there is a driveway providing generous off road parking
- The rear garden is immaculately kept and extends round two sides of the property
- Further benefits include; double glazing with a mixture of gas central heating on the first floor and electric heating on the ground floor. The property also now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 450 metres away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



[www.hearnes.com](http://www.hearnes.com) Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne