

Oakland Walk

Ferndown, BH22 8PF



HEARNES

WHERE SERVICE COUNTS



“An exceptional five bedroom detached family home providing 2,600 sq ft of versatile living, extensively modernised within a mature landscaped plot”

FREEHOLD PRICE £950,000

An opportunity to acquire an impressive detached family residence that has been essentially re built in 2016 to form a well proportioned living space in excess of 2,600 sq ft.

The high standard of finish continues throughout the accommodation comprising: five double bedrooms over two floors, a wonderful open plan kitchen/family room with breakfast bar, Karndean flooring continuing into a triple aspect dining room and an 18 ft living room with sliding patio doors with a multi fuel burning stove.

Other benefits include a charming veranda style entrance to a reception hall with an Ash staircase and glass balustrade to the galleried landing, underfloor heating beneath ceramic tiles, laundry/cloakroom, sweeping driveway providing parking for numerous vehicles behind a mature screen of hedging to a detached garage and access to the outstanding landscaped rear garden that perfectly compliments this beautiful home.

- Charming partially covered **entrance vestibule** with glazed over hanging porch and section of patio, front door to reception hallway
- Welcoming, light and airy **reception hallway** with two sets of double glazed windows, porcelain tiled flooring with underfloor heating throughout, bespoke Ash staircase with glass balustrade leading up to the first floor galleried landing
- Well proportioned **lounge** with multi fuel wood burner, double glazed sliding patio doors giving access and overlooking the superb rear garden and patio
- Open plan **kitchen/dining/breakfast room** with double glazed sliding doors giving access to and overlooking the rear garden divided by a breakfast bar
- The **kitchen area** has an extensive range of gloss base and wall mounted units to include quartz splashbacks, integrated and raised Bosch double oven, separate induction hob inset to the breakfast bar with extractor above, integrated microwave, dishwasher, fridge freezer and wine cooler inset sink unit to the wood block work surfaces with mixer tap and double glazed window above, attractive Karndean flooring continuing through to the living space and into the dining area
- The **dining area** is a wonderful triple aspect versatile room with double glazed windows to side and rear aspect and double glazed doors to the rear garden
- Ground floor **bedroom four** has a double glazed bay window to the front aspect, comprehensive range of bespoke fitted wardrobes with mirror fronted sliding doors and a door to the en suite
- **En suite shower room** has a stylish modern suite with a fitted shower cubicle, Mona bloc sink unit into a vanity unit, WC, double glazed window, partially tiled walls and extractor fan
- **Bedroom five/study/reception room** is an extremely versatile room and has double glazed windows to the front and side aspects (this room is currently being used as an office/gym)
- **Utility room/WC** has a range of fitted cupboards concealing space and plumbing for washing machine, tiled flooring, WC and vanity unit with inset wash hand basin

First Floor

- Continuation of the glass balustrade to a flexible **galleried landing** with a double glazed velux window
- **Bedroom one** is a beautifully presented 21' main bedroom with a double glazed window to the rear aspect, fitted double and single wardrobes, further double glazed window to the side and door to the en suite
- **En suite shower room** with corner shower cubicle, vanity unit with integrated WC and wash hand basin, double glazed window, chrome heated towel rail, partial tiled walls and flooring
- **Bedroom two** has a double glazed window to the rear aspect
- **Bedroom three** has a double glazed window to the side aspect and two double door fitted wardrobes and single door into eaves storage with reduced height giving access to the gas boiler and separate cylinder unit
- **Family bathroom** finished in a stylish matching suite comprising an oversized bath with central mixer taps, double shower cubicle with raindrop shower head, WC, wash hand basin with vanity storage, Karndean flooring and double glazed window to the rear aspect

TAX BAND: F

EPC RATING: C







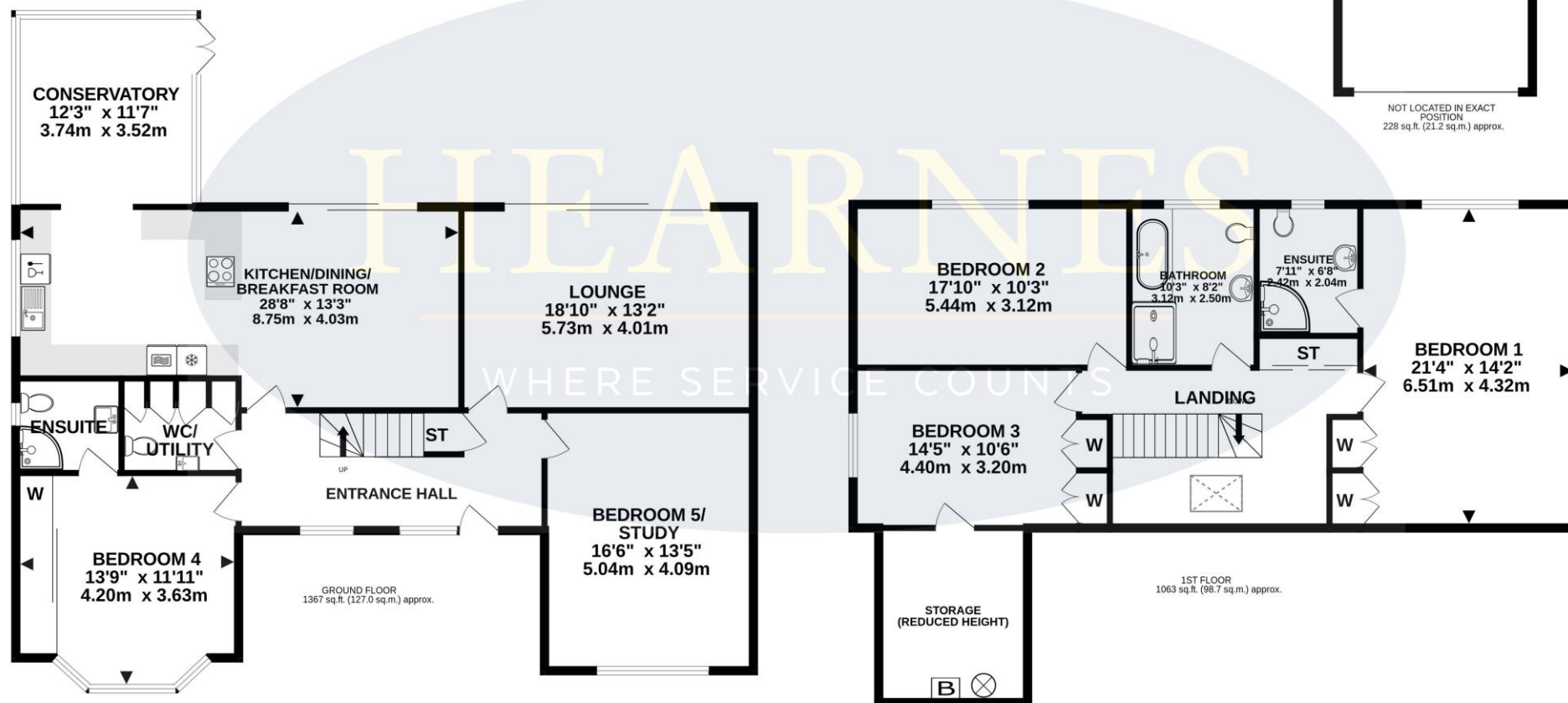
TOTAL FLOOR AREA : 2658 sq.ft. (247.0 sq.m.) approx.

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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GARAGE
18'4" x 12'5"
5.60m x 3.79m

NOT LOCATED IN EXACT
POSITION
228 sq.ft. (21.2 sq.m.) approx.



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Outside

- The surrounding gardens are an outstanding feature and perfectly compliment the high standard finish of the property
- The **rear garden** measuring approximately 65' x 65', provides sections of stunning landscaped patios blending into the beautifully maintained borders around an expanse of level lawn and a feature ornamental pond. A large section of partially raised patio extends across the rear to a further private sun terrace and gated access to Birch Avenue. The entire garden is enclosed by well tended mature hedging
- A wooden five bar gate gives access to the front gravelled **driveway** which provides parking for several vehicles
- Detached **garage** with remote automated roller door with light and power

The location provides convenient access to local shops and amenities at West Parley, Ferndown town centre, Bournemouth Airport and the A31 commuter routes. A pathway leads to Parley cricket ground and miles of walks across Parley Common Nature Reserve, ideal for dog walkers.



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



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