

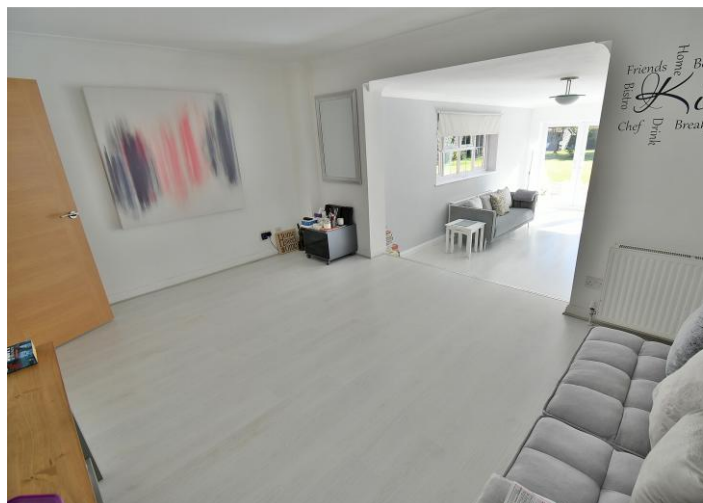
Woodland Walk

Ferndown, BH22 9LP



HEARNES

WHERE SERVICE COUNTS



“A 3,900 sq ft family home occupying a southerly facing and secluded plot approaching ¾ of an acre, situated at the end of a sought after, tree lined private road”

FREEHOLD PRICE £1,495,000

This truly outstanding and immaculately presented six bedroom, three bathroom, four reception room, detached family home has a 140' secluded south facing rear garden, double garage and a driveway providing generous off road parking. Sitting proudly on a private plot which is approaching ¾ of an acre whilst superbly positioned and tucked away at the end of an extremely sought after tree lined private road. This fantastic family home has light and spacious accommodation, cleverly arranged with the principle rooms overlooking the secluded south facing rear garden.

The ground floor accommodation has been recently enlarged to create an additional reception room, whilst on the first floor there is an impressive 21' master suite with walk in wardrobe and spacious en-suite shower room, as well as a guest bedroom with large balcony overlooking the rear garden and extremely spacious en-suite bathroom.

The accommodation, location, and plot are all particular features of this unique property. Woodland Walk is a well known and prestigious road in a wooded setting as the name suggests. This particular property is nestled away at the end of a cul-de-sac. The property now comes to market offered with no onward chain, so an early viewing is strongly recommended to fully appreciate this magnificent and unique property.

- **A 3,900sq ft extended six bedroom detached family home occupying a southerly facing secluded plot which is approaching ¾ of an acre and offered with no onward chain**
- Impressive 31' **entrance hall** with a polished porcelain tiled floor and double doors leading through to the dining room and lounge
- Ground floor **cloakroom** finished in a stylish white suite
- 26' impressive dual aspect **lounge**, oak flooring, an attractive focal point of the room is an open fireplace with a limestone surround, French doors leading out to the rear garden and steps leading up into the dining room
- 15' raised **dining room** with ample space for 8 seater dining table and chairs and glorious views over the rear garden
- 15' **snug** with steps leading down into a day room
- 19' **day room** which enjoys a dual aspect and is flooded with lots of natural light and has two sets of French doors looking out onto and leading out into the south facing rear garden
- Stunning dual aspect and beautifully finished 23' **kitchen/breakfast room**, the kitchen area has been beautifully finished with extensive granite worktops with matching upstands and a good range of base and wall units, excellent range of high quality integrated appliances to include Bosch combi oven, coffee machine, warming drawer and a five ring gas hob with Fabep extractor hood above, integrated dishwasher and full height fridge and freezer. The breakfast area has ample space for a breakfast table and chairs, a wood burning stove sat on a slate hearth and French doors leading out onto the rear garden patio
- 12' **utility room** with sink unit, recess and plumbing for washing machine, base and wall units, tiled floor, door leading out onto a side path and side garden and internal door leading through into the double garage
- **Office/study** enjoying a pleasant outlook over the front garden
- 36' **gallery landing**
- 21' x 17' dual aspect **master bedroom** with French doors leading out onto a Juliette balcony, large walk in storage cupboard and double doors leading through into the walk in wardrobe
- **Walk in wardrobe** with an array of hanging rails and shelving
- Extremely spacious **en-suite bathroom/shower room** incorporating an oversized bath with mixer taps and shower attachment, large walk in shower area with chrome raindrop shower head, his and hers sink with vanity storage beneath, WC, fully tiled walls and flooring
- **Bedroom two** is also an impressive double bedroom with two fitted double wardrobes and French doors leading out onto a balcony
- 16' **balcony** enclosed by a chrome and glass balustrade enjoying glorious views over the rear garden
- Extremely spacious **en-suite bathroom/shower room** incorporating a jacuzzi spa bath with mixer taps and shower attachment, his and hers wash hand basins with vanity storage beneath, WC, fully tiled walls and flooring
- **Bedroom three** is also a large double bedroom, benefitting from two fitted double wardrobes, shelving and cupboard storage
- **Bedroom four** is also an impressive 17' double bedroom
- **Bedroom five** is again a good sized double bedroom benefitting from fitted wardrobes
- **Bedroom six** is a 13' single bedroom
- **Family bathroom** finished in a white suite incorporating a shower bath with mixer taps and shower hose, pedestal wash hand basin, WC, fully tiled walls and flooring

COUNCIL TAX BAND: G

EPC RATING: C

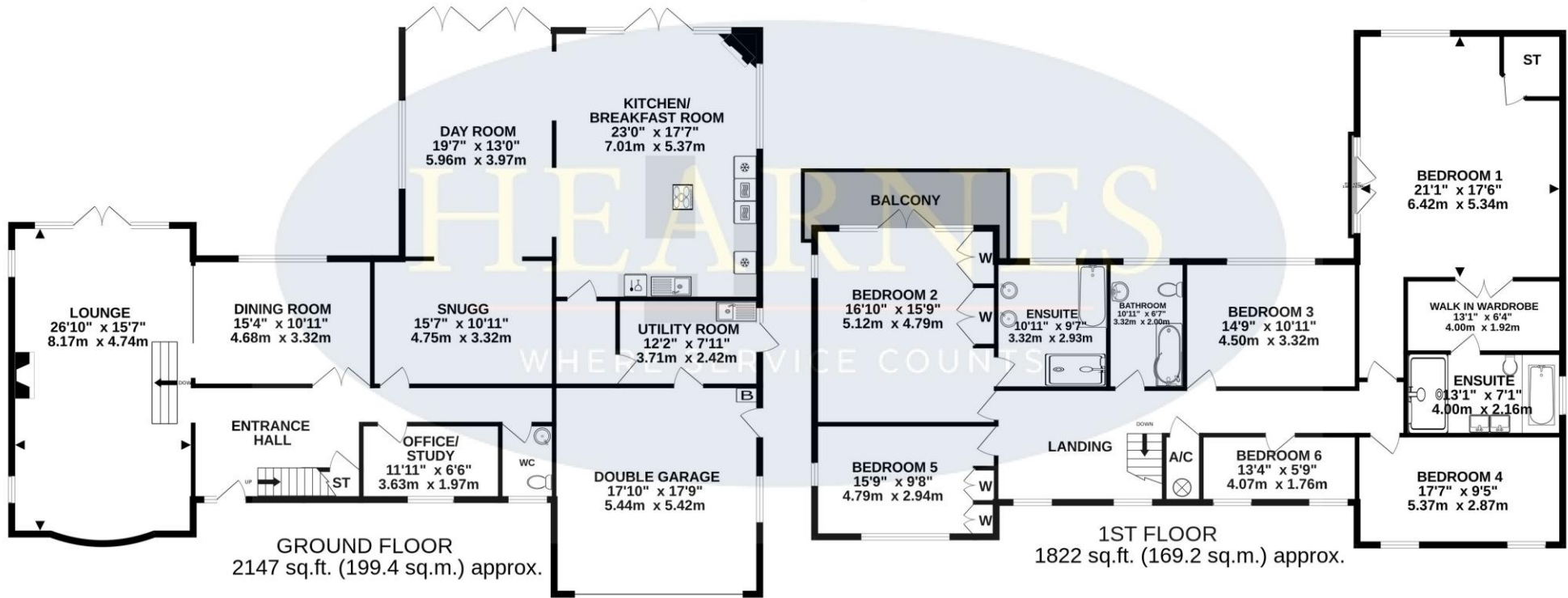




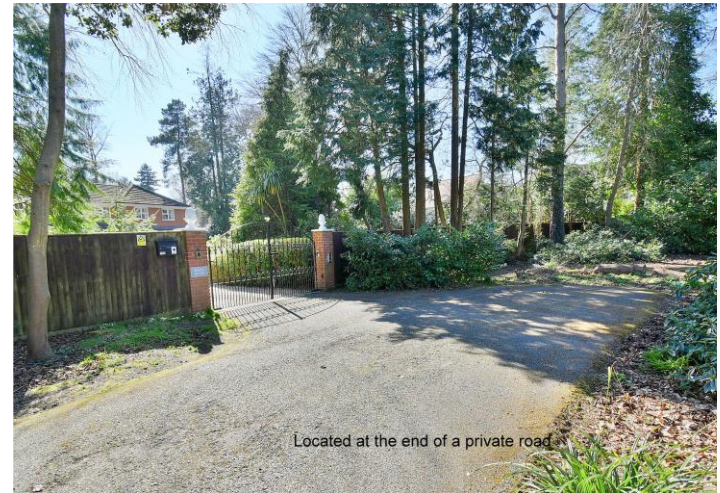
TOTAL FLOOR AREA : 3968 sq.ft. (368.7 sq.m.) approx.

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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Outside

The rear garden is without doubt a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 140' x 100'

Adjoining the rear of the property there is a large Indian sandstone paved patio which continues down to a large expanse of well kept lawn. At the far end of the garden there is a large timber storage shed, the garden is stocked with many attractive plants and shrubs and is fully enclosed by mature shrubs and fencing. The lawn continues round to a large area of side garden where there is an additional good sized timber shed. There are side paths and side gates located on both sides of the house. Electronically operated double wrought iron gates open onto a front gravelled driveway which provides generous off road parking for numerous vehicles which in turn leads up to an integral double garage.

There is a good sized area of front garden, the garden is stocked with many attractive mature plants and shrubs with a further area of front lawn and space to construct an additional garage or carport (subject to the necessary planning consents)

Integral double garage with remote control roll up and over door, wall mounted gas fired boiler, light and power, side door opening onto the side garden and internal door leading through into the property.

Further benefits include double glazing, gas fired central heating system, security alarm and the property now comes to market offered with no onward chain.

Ferndown's town centre is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a championship golf course on Golf Links Road, the clubhouse for the golf course is located approximately 1.5 miles away. The market towns of Wimborne and Ringwood are located approximately 6 miles and 5 miles away respectively.



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