



HEARNES
WHERE SERVICE COUNTS

Longham Mews, Longham
Dorset, BH22 9AW

FREEHOLD PRICE

£409,950

“A deceptively spacious and modernised mews style family home with a single garage”

This immaculately presented and generous sized three double bedroom, one bathroom, one shower room mews style family home has a landscaped and private rear garden, single garage and driveway.

This light, spacious and beautifully finished family home enjoys a courtyard style setting in a semi-rural location, set in the delightful hamlet of Longham, whilst located in close proximity to the riverside walks along the River Stour and Longham Lakes.

- **A three double bedroom mews style family home with a single garage**

Ground Floor:

- Spacious **18ft entrance hall**
- **Cloakroom** finished in a stylish white suite with tiled floor
- Open plan **30ftx18ft lounge/dining/kitchen/breakfast room**
- **Lounge area** with feature wall and double door leading through to the entrance hall
- **Kitchen/breakfast/dining area** with extensive wood block work surfaces which continue round to form a breakfast bar, base units, inset Belfast sink and an excellent range of integrated appliances to include oven, hob and extractor, fridge and freezer, washing machine and dishwasher, a cupboard housing a wall mounted gas-fired boiler, ample space for a dining table and chairs, window overlooking the rear garden and a door giving access out to a decked seating area

First Floor:

- **Spacious landing**
- **Bedroom one** is a generous sized double bedroom
- Refitted and spacious **en-suite shower room** incorporating a good sized corner shower cubicle, chrome raindrop shower head and separate shower attachment, contemporary wash hand basin, wc with concealed cistern, fitted shelving and a tiled floor
- **Bedroom two** is also a generous double bedroom with fitted wardrobes
- **Bedroom three** is a good sized double bedroom
- Spacious **family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and separate shower attachment, pedestal wash hand basin, wc, fully tiled walls and flooring
- Landscaped **rear garden** for ease of maintenance, is fully enclosed, offers an excellent degree of seclusion and measures approximately 20ft x 20ft. Adjacent to the rear of the property there is a decked seating area, whilst the remainder of the garden laid to artificial lawn with a bench seat and raised flower bed
- **Single garage** with an up and over door, light, power and a useful eaves storage space
- Driveway in front of garage which provides **off-road parking**
- **Further benefits** include double glazing and a gas-fired heating system

Ferndown offers an excellent range of shopping leisure and recreational facilities, with the town centre located approximately 1.5 miles away. The market town of Wimborne offers a further selection of amenities approximately 4 miles away.

Agents Note: Each vendor of Longham Mews currently contributes approximately £20 per month for servicing of the communal septic tank. A contingency fund is also being built up for the shared driveway access.

COUNCIL TAX BAND: E

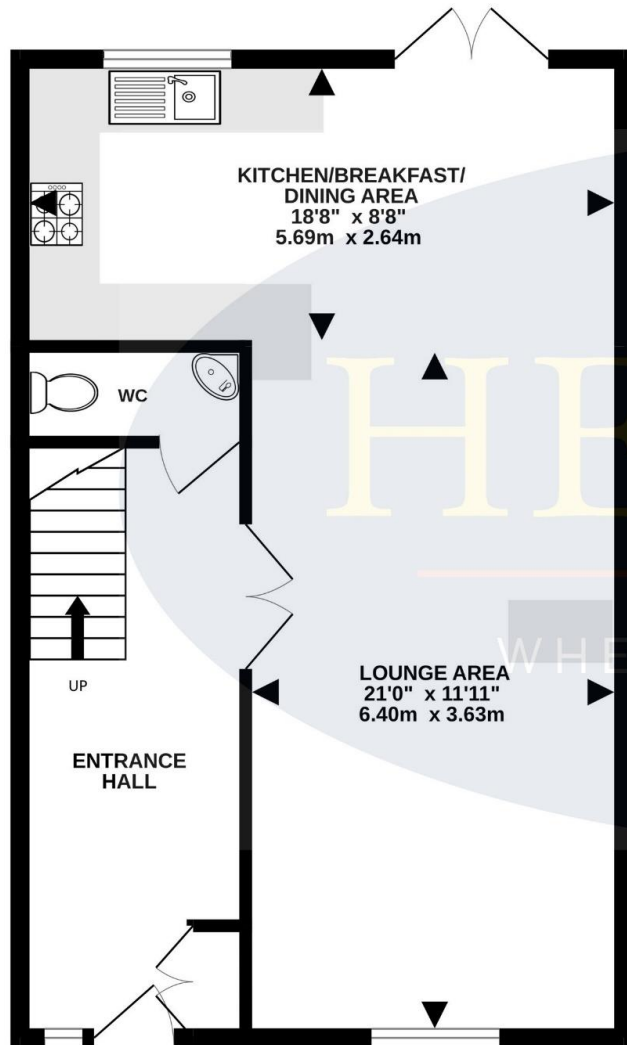
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

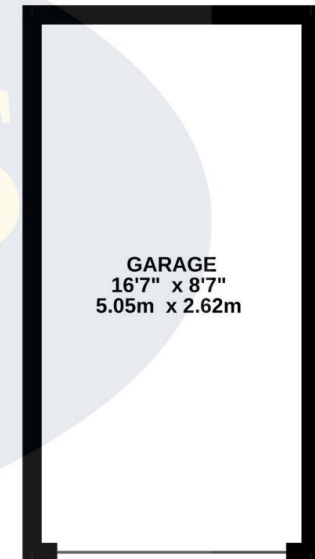
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
561 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
142 sq.ft. (13.2 sq.m.) approx.

