

# Golf Links Road

Ferndown, Dorset, BH22 8BT



**HEARNES**

WHERE SERVICE COUNTS



# ***“A 3,300 sq ft family home with direct access onto Ferndown’s Golf Course, occupying a secluded plot measuring in excess of 1/3 of an acre”***

**FREEHOLD PRICE £1,500,000**

A superbly positioned and extremely spacious four/five bedroom, one shower room, two bathroom, two/three reception room detached family home with a 20ft conservatory overlooking a 90ft secluded and immaculately kept rear garden with direct access out to Ferndown’s Championship Golf Course, a double garage and driveway providing generous off-road parking, sitting centrally on a secluded plot measuring in excess of 1/3 of an acre.

This imposing 3,300 sq ft family home is offered in immaculate condition and enjoys arguably one of Ferndown’s most sought after premier roads. The direct access onto Ferndown’s adjoining Championship Golf Course for golf club members is a particular feature.

- **A 3,300 sq ft four/five bedroom detached family home with a 90ft secluded garden, occupying a plot measuring in excess of 1/3 of an acre, with direct access onto the adjoining Golf Course**

## **Ground Floor:**

- **21’ Spacious reception hall**, providing an impressive entrance into the property
- **20ft Light and spacious lounge** with two sets of French doors leading out to the private rear garden and patio and a living flame coal effect gas fire creating an attractive focal point
- **20ft Kitchen/breakfast room** incorporating ample work surfaces, a good range of base and wall units, integrated oven, grill, hob and extractor, dishwasher, fridge/freezer, attractive tiled splashbacks, ample space for a breakfast table and chairs, tiled floor and a window offering a pleasant outlook over the secluded rear garden
- Spacious **laundry room** with work surfaces, stainless steel sink unit, recess and plumbing for a washing machine, space and an outlet for a tumble dryer, tiled floor and a door through to the double garage
- **20ft Conservatory** offering glorious views over the secluded rear garden, a radiator allowing for this room to be used all year round, tiled floor, two sets of French doors leading out to a side path and the garden and an internal door through to the double garage
- **17ft Separate dining room** with French doors out to the rear garden
- **Bedroom five/study** with a window to the front aspect
- **Bedroom four** is a generous sized double bedroom with a fitted double wardrobe and a window to the front aspect
- **Shower room** refitted in a stylish white suite incorporating a corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath and tiled floor

## **First Floor:**

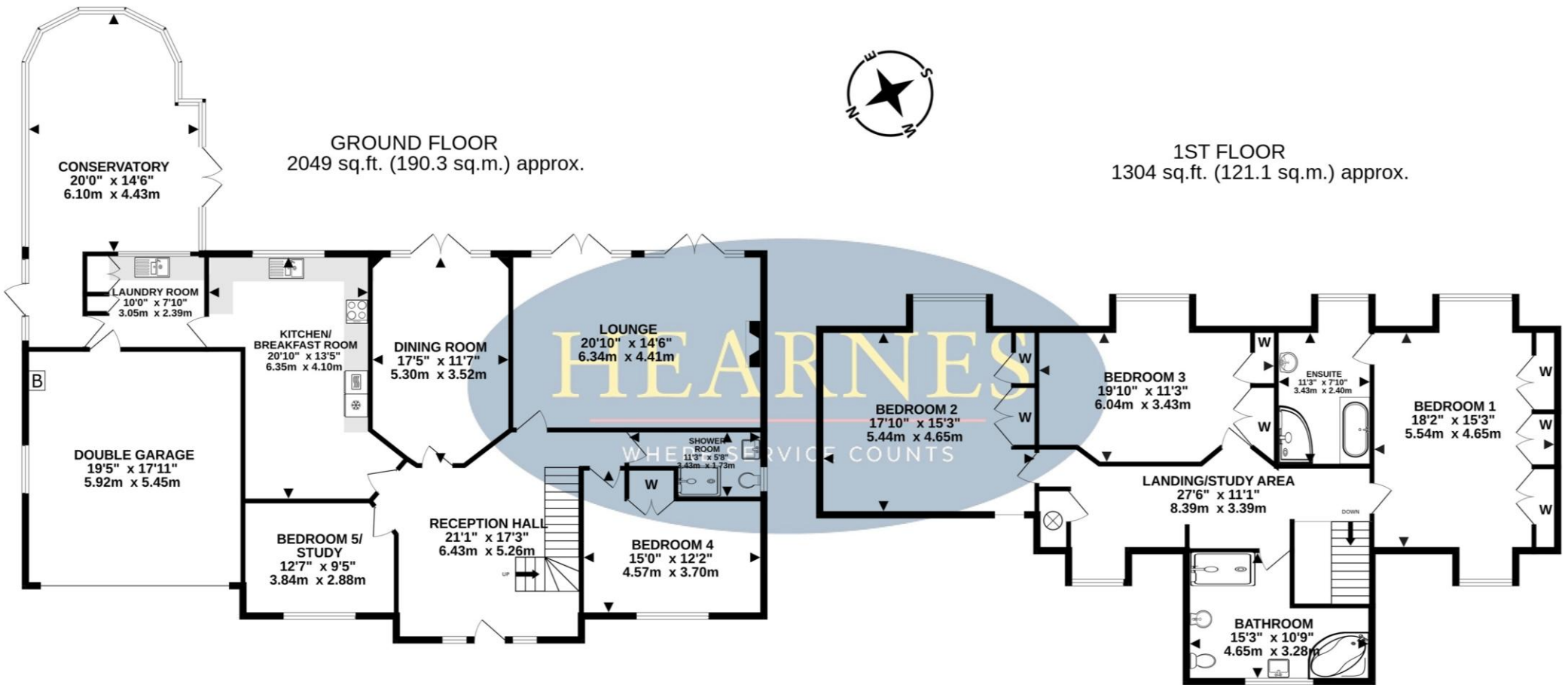
- **Spacious landing** which is large enough to be used as a study area
- **18ft Dual aspect main bedroom** benefitting from three fitted double wardrobes
- Spacious and impressive **en-suite shower room/bathroom** incorporating a good sized corner shower cubicle, Jacuzzi spa bath, bidet, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a spacious double bedroom, benefitting from a fitted double and single wardrobe
- **Bedroom three** is also a double bedroom benefitting from a fitted double and single wardrobe
- Spacious **family bathroom/shower room** incorporating a corner bath, good sized corner shower cubicle, bidet, WC, pedestal wash hand basin and fully tiled walls
- **Further benefits** include double glazing and a gas-fired heating system

**COUNCIL TAX BAND: G**

**EPC RATING: C**



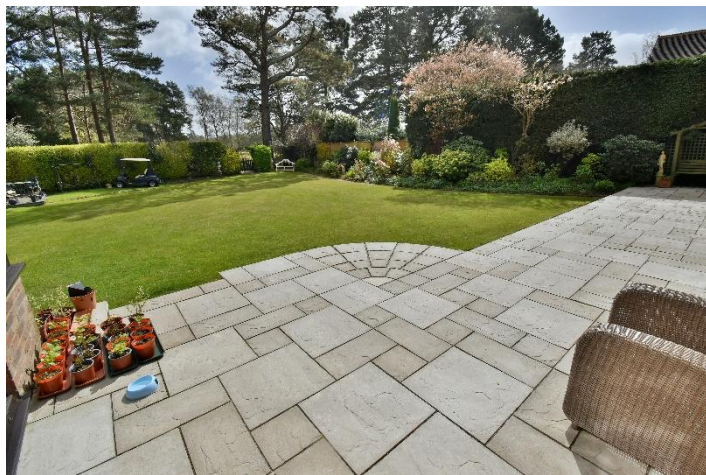




**TOTAL FLOOR AREA : 3352 sq.ft. (311.4 sq.m.) approx.**

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 offers an excellent degree of seclusion, measures approximately 90ft x 80ft, is immaculately kept and has **direct Golf Course access for Golf Club Members**. Adjoining the rear of the property there is a raised paved patio, with the remainder of the garden laid to immaculately kept lawn. There are two flower beds well-stocked with many attractive plants and shrubs. At the far end of the garden there is a raised, decked seating area with summer house. A golf buggy is open for separate negotiation or could be included within the sale depending on the final figure agreed.
- Electronically operated wrought iron gates open onto a front circular, gravelled driveway which provides **generous off-road parking** for several vehicles and in turn leads up to a double garage
- **Double garage** with a remote control up and over door, wall-mounted gas-fired Vaillant boiler, light, power and an internal door through to the laundry room

Ferndown has a Championship Golf Course located on Golf Links Road, with the Club House located less than 1 mile away. Ferndown's town centre is located approximately 1 mile away and offers an excellent range of shopping, leisure and recreational facilities. The markets towns of Wimborne and Ringwood are located approximately 5 miles away respectively.



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



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