



Ham Lane, Longham
Ferndown, Dorset, BH22 9DP

FREEHOLD PRICE

£400,000

“Superbly presented detached bungalow backing onto open fields providing two double bedrooms, stylish refitted kitchen and bathrooms”

Extremely well appointed two double bedroom detached bungalow occupying a unique semi-rural position with wonderful views over open fields from the generous rear garden in a prime location between Wimborne and Ferndown on the fringes of Hampreston Village within surrounding countryside walks and access to Longham Lakes.

The accommodation comprises two double bedrooms both with custom fitted wardrobes served by a recently refitted luxury bathroom with walk-in dual width shower cubicle, spacious lounge/dining room with double glazed French doors giving access to the raised deck and views over the rear garden, a refitted modern kitchen/breakfast room with patio doors to the rear garden.

Other benefits include gas central heating, double glazing, solid oak doors, driveway parking for several vehicles and secure timber gates accessing a further secure parking area leading to the detached garage.

The rear garden is a particular feature measuring 86ft in length, mainly laid to lawn with a wonderful aspect and views over the open fields and green space beyond.

- **Entrance hall lobby area** with double glazed window and inner door to the hall
- **Lounge/dining room** with double glazed French doors overlooking the rear garden
- **Kitchen/breakfast room** refitted contemporary cream gloss range of wall and floor mounted units with adjacent worktops, space and plumbing for washing machine, dishwasher and gas point for cooker with extractor hood over, double glazed window to side aspect, tiled flooring and space for tall standing fridge/freezer, built in storage
- **Bedroom one** double glazed window to front aspect with a range of bespoke wardrobes with sliding doors
- **Bedroom two** double glazed window to the front aspect, built-in wardrobes
- **Bathroom** recently refitted luxury bathroom suite comprising panelled bath, part tiled walls, WC, walk-in shower cubicle and a stylish vanity inset wash hand basin and mosaic splashback

Outside:

- **Front driveway** parking for several vehicles with timber gates to additional secure parking
- **Garage** detached with up and over door and side door to the garden
- The exceptionally **private rear garden** measures approximately 86ft x 40ft and is enclosed on both side by timber fencing with ranch style fence to the rear providing the views over the fields, timber summerhouse and raised decking with external lighting

The market town of Wimborne is located approximately 3.5 miles away, whilst Ferndown also offers an excellent range of facilities with the town centre approximately 1.5 miles away. Ham Lane is a popular semi-rural location, this property falls within the Longham ‘Green Belt’.

*Please note that the property is connected to a septic tank located in the rear garden

COUNCIL TAX BAND: D

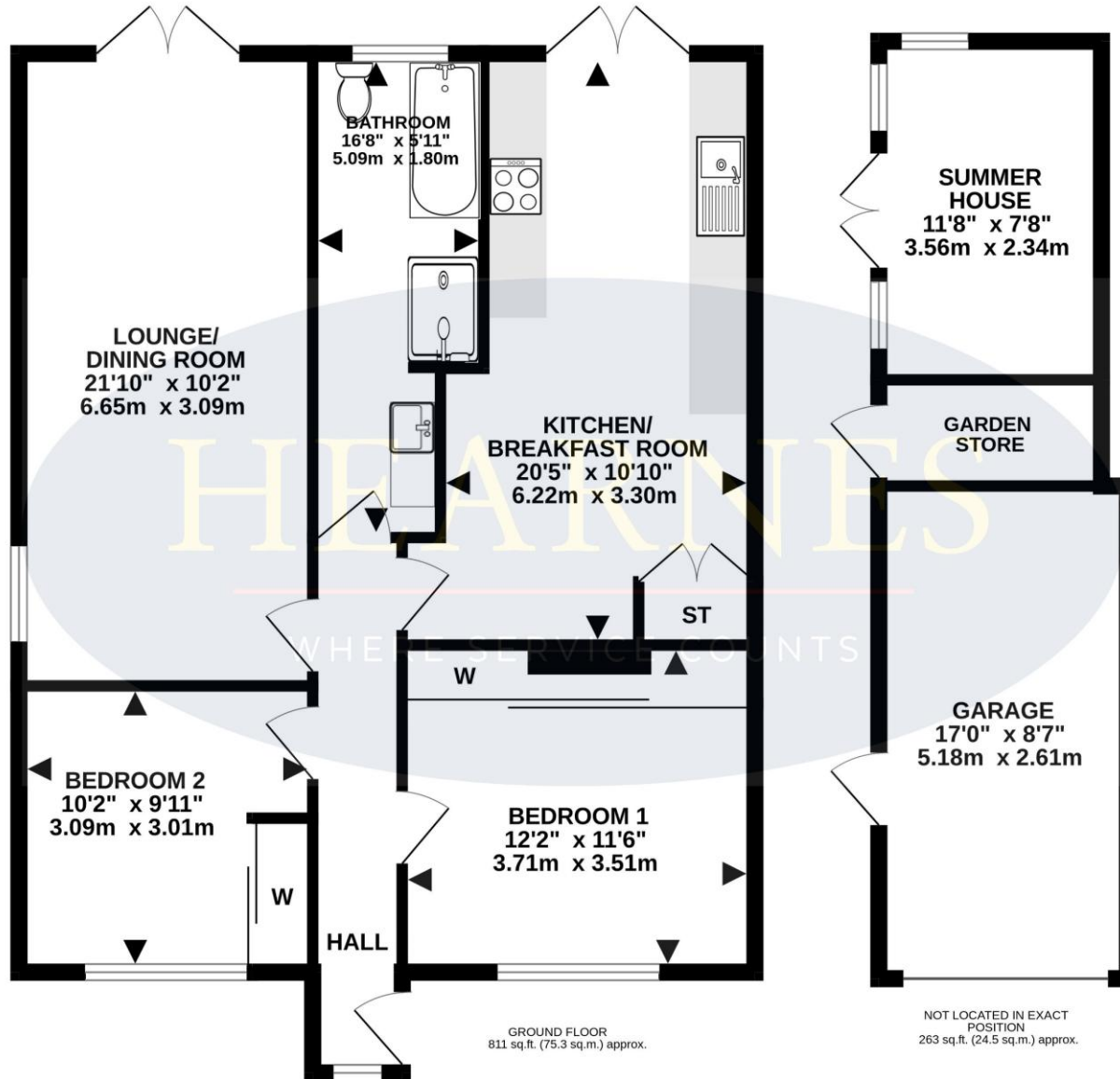
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 : 1074 sq.ft. (99.8 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.
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