

# New Road

Ferndown, Dorset BH22 8EJ





***“Outstanding five bedroom detached family home over 3,000 sq ft on a plot of 1/3<sup>rd</sup> of an acre, two detached garage/workshops and no forward chain”***

**FREEHOLD PRICE £795,000**

A wonderful opportunity to acquire this impressive, well proportioned detached chalet home occupying a secluded plot at the head of a private lane only one mile from Ferndown town centre.

The property is in good decorative order but provides excellent scope for modernisation across 3,005 sq ft of living space to include five bedrooms, two of which are on the ground floor served by a ground and first floor bathroom, substantial lounge and separate dining room, kitchen and an additional office/hobbies room. Other benefits include an inviting reception hallway with immaculate wood block flooring and galleried landing to a landing study space measuring 25ft, separate utility room, cloakroom and two separate detached outbuildings providing garage, workshop and cloakroom WC.

This wonderful property is set in an extremely secluded position but provides easy access to Ferndown’s shops, schools, bus routes and direct routes to Wimborne, West Parley and Hurn Airport and the A31 commuter routes to Bournemouth and the M27.

**Ground floor:**

- **Porch**
- Generous size **reception hall**
- **16ft 3in x 14ft 11in lounge** with ornamental stone fire surround and patio doors leading out into the rear garden
- **Dining room** with patio doors leading out into the rear garden
- **Kitchen** fitted in a range of wall and floor mounted units
- **Utility room**
- **Office/hobbies room**
- **Bedroom one**
- **Bedroom two**
- **Family bathroom**

**First floor:**

- **First floor landing/reception**
- **Three further bedrooms**
- **Family Bathroom**

**COUNCIL TAX BAND: D**

**EPC RATING: F**

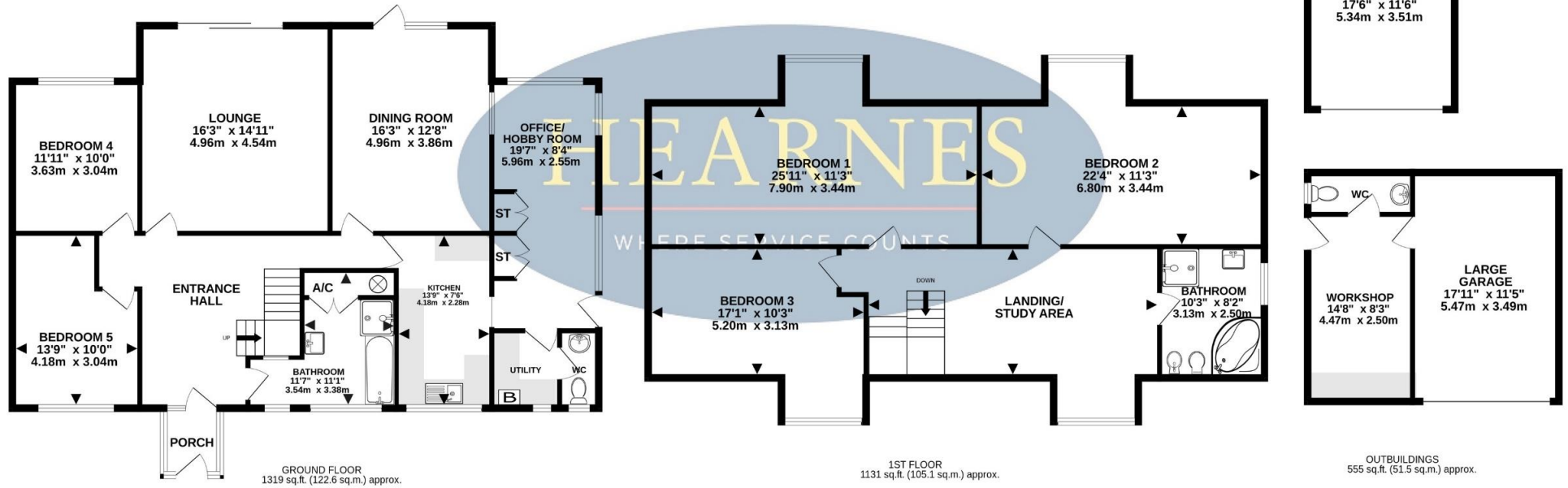






TOTAL FLOOR AREA : 3005 sq.ft. (279.1 sq.m.) approx.

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 property is approached via a private lane some way off the main road
- Wrought iron gates to the **driveway** providing parking for numerous vehicles including safe storage of a large motorhome
- The surrounding plot is a particular feature with a section of pavia patio adjacent to one of the garages through brick pillars and railings
- Sizeable **front garden** laid to lawn
- The wonderful **rear garden** measures 85ft x 80ft with a vast level lawn and landscaped borders, raised decking, various timber outbuildings and a superb secluded south westerly facing aspect
- **Detached garage**
- **Detached garage/workshop**

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown is located just under one mile away.



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