

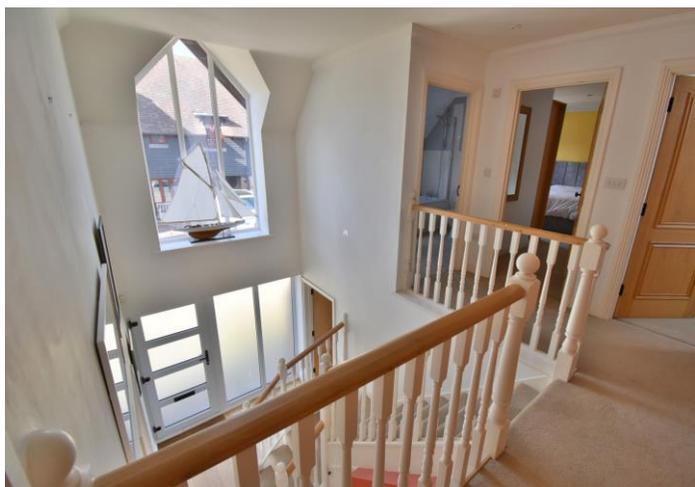
# Lake Farm Close

Ferndown, Dorset BH22 9BP



**HEARNES**

WHERE SERVICE COUNTS



***“Unique detached Barn style family home backing onto paddocks in a private development offered with no forward chain”***

**FREEHOLD PRICE £550,000**

This charming, modern detached home built 20 years ago is set within a premium development backing onto open fields in an exceptionally convenient location between Wimborne, Ferndown and West Parley with access to Bournemouth airport and the A31 commuter routes.

The accommodation comprises three first floor bedrooms served by an en-suite shower room and family bathrooms accessed from a delightful galleried landing and reception hall with vaulted ceiling and bespoke picture windows, a triple aspect 19ft sitting room with wood burner and patio doors to the rear garden, extensive fitted kitchen/breakfast room and a versatile conservatory style dining room overlooking the rear garden.

Other benefits include a separate utility room with patio door, ground floor WC, integral garage, gas central heating, double glazing and allocated sections of parking.

The rear garden is a particular feature facing south with a section of level artificial lawn and two paved patios enclosed by traditional brick walls and close board panel fencing providing a secluded open outlook.

**Ground floor:**

- **Entrance hall** with vaulted ceiling and staircase to the galleried landing
- Triple aspect **sitting room** with double glazed windows, hardwood flooring and feature wood burning stove
- **Conservatory/dining room** also triple aspect with double glazed windows and pitched glazed roof and door to the garden
- **Kitchen/breakfast room** fitted with a comprehensive range of base and wall units with adjacent worktops, integrated raised oven & grill, gas hob with extractor over, one and a half bowl sink unit, display cupboard, full height double glazed windows and double glazed door to the rear garden
- **WC Cloakroom**
- **Utility room** with cupboard housing the gas boiler, door to rear and integral door to the garage

**First floor:**

- **Landing** with double doors to a large airing cupboard
- **Bedroom one**
- **En-suite**
- **Bedroom two**
- **Bedroom three**
- **Family bathroom**

**COUNCIL TAX BAND: C**

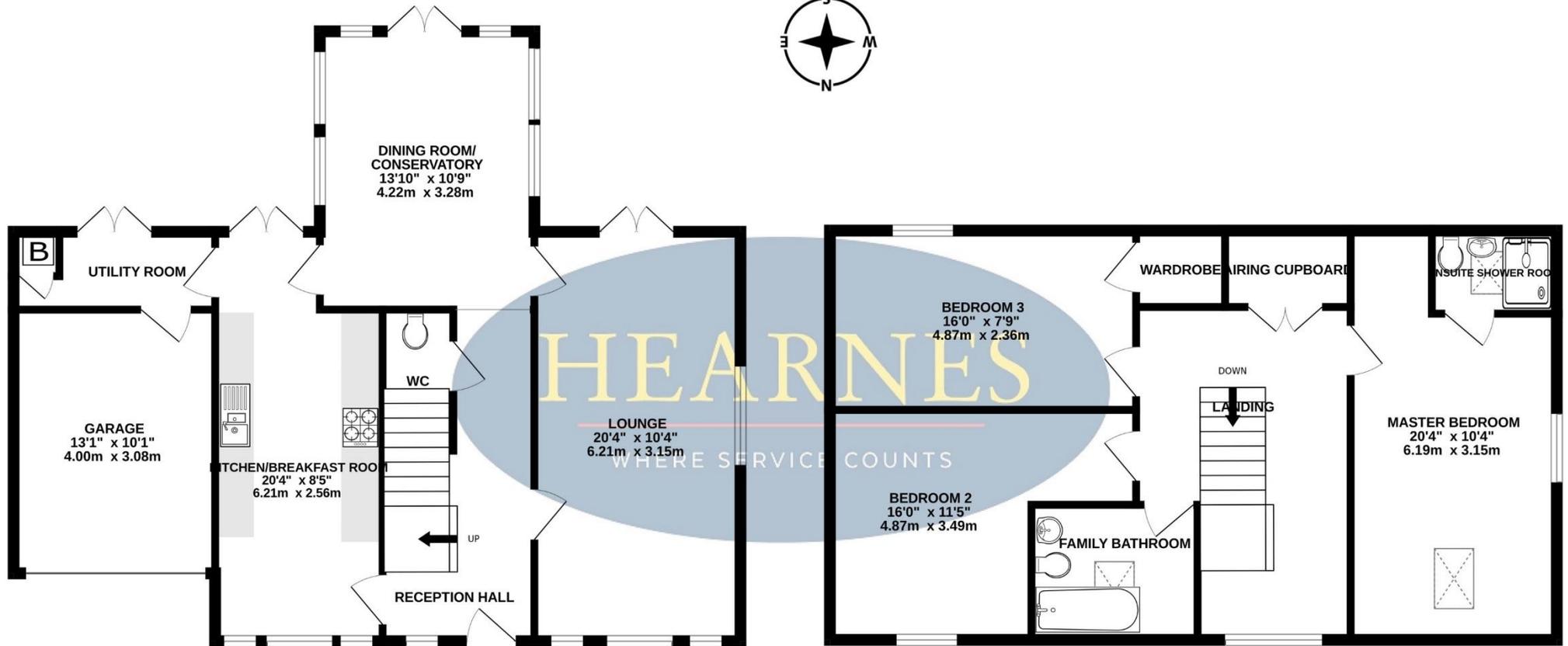
**EPC RATING: C**





GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.

1ST FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



LAKE FARM CLOSE

TOTAL FLOOR AREA : 1558 sq.ft. (144.8 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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## Outside

- There is **driveway parking** adjacent to the garage and an additional single space with sections of level lawn and shingle that could provide further parking. Side gate access to the rear
- **The rear garden** provides a low maintenance southerly aspect with artificial lawn and two landscaped paved patios ideal for entertaining and enclosed by attractive red brick walls, trellis and close board fencing
- **Garage** measuring approximately 15ft x 10ft



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