



 Pringles Drive

Ferndown, BH22 8BN

SPENCERS





A truly exceptional modern residence extending to over 5,100 sq ft, remodelled in recent years to exacting standards, quietly positioned within one of Ferndown's most sought-after addresses. Set within a generous 0.41 acre south-facing plot, this striking home blends contemporary architecture with luxurious finishes, offering versatile family living and outstanding entertaining spaces.

The Property

From the impressive oak staircase in the reception hall to the seamless flow of the open-plan living space, every detail has been designed with comfort and style in mind. The ground floor is flooded with natural light via panoramic floor-to-ceiling windows, opening directly onto the gardens, while the ground floor underfloor heating adds comfort.

The heart of the home is the expansive 57ft wide kitchen/family/dining space, beautifully fitted with bespoke cabinetry, leathered Quartz surfaces, a feature island and bar area.

For more formal occasions, the dual-aspect sitting room provides a refined retreat, complete with custom media wall, large screen and full cinema surround sound. A versatile studio office/gym with air conditioning, TV, fridge unit, bespoke LED lighting and electric blinds on the Control 4 system. Finally, a cloakroom and well planned utility room complete the ground floor.

Upstairs, the principal suite is a statement in scale and luxury, with dressing area, fitted wardrobes, en-suite and Juliet balcony overlooking the gardens. The second bedroom benefits from a large en-suite bathroom, while two further double bedrooms, each with vaulted ceilings and striking architectural windows, are complemented by a beautifully appointed family bathroom with a central ceiling window that floods the room with natural light.



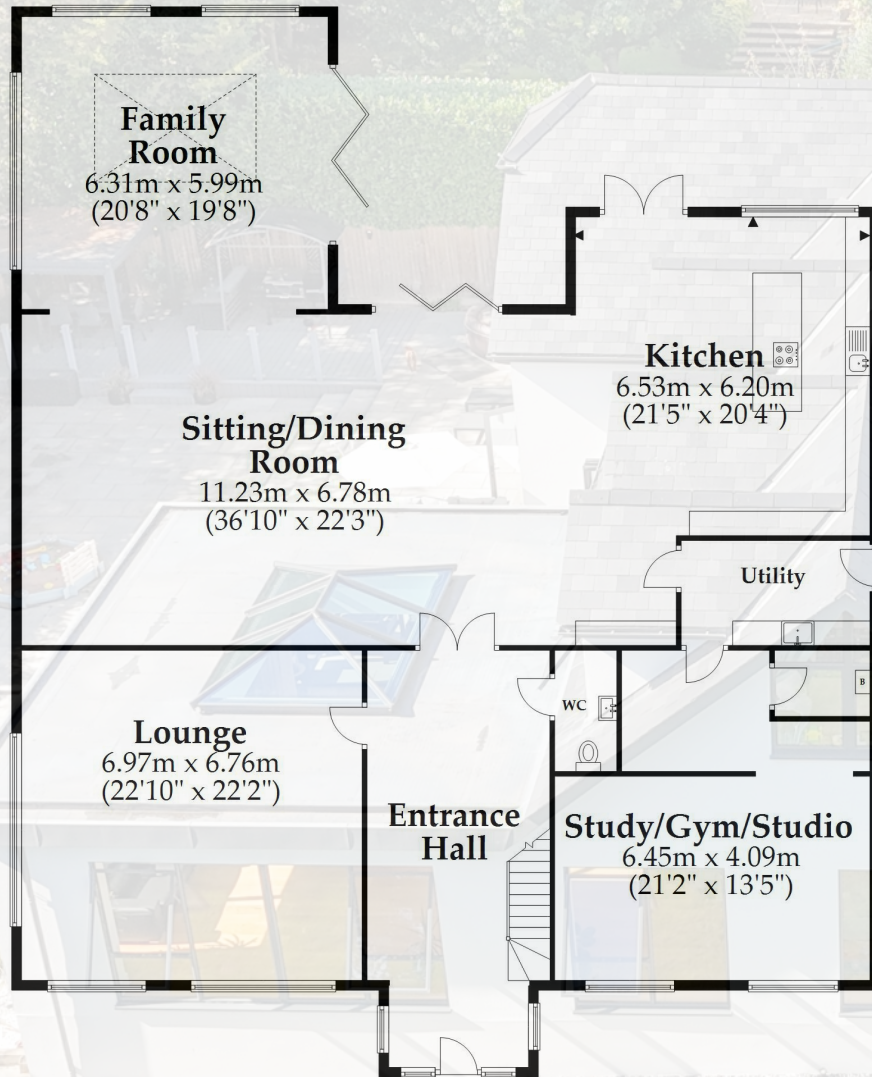


FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

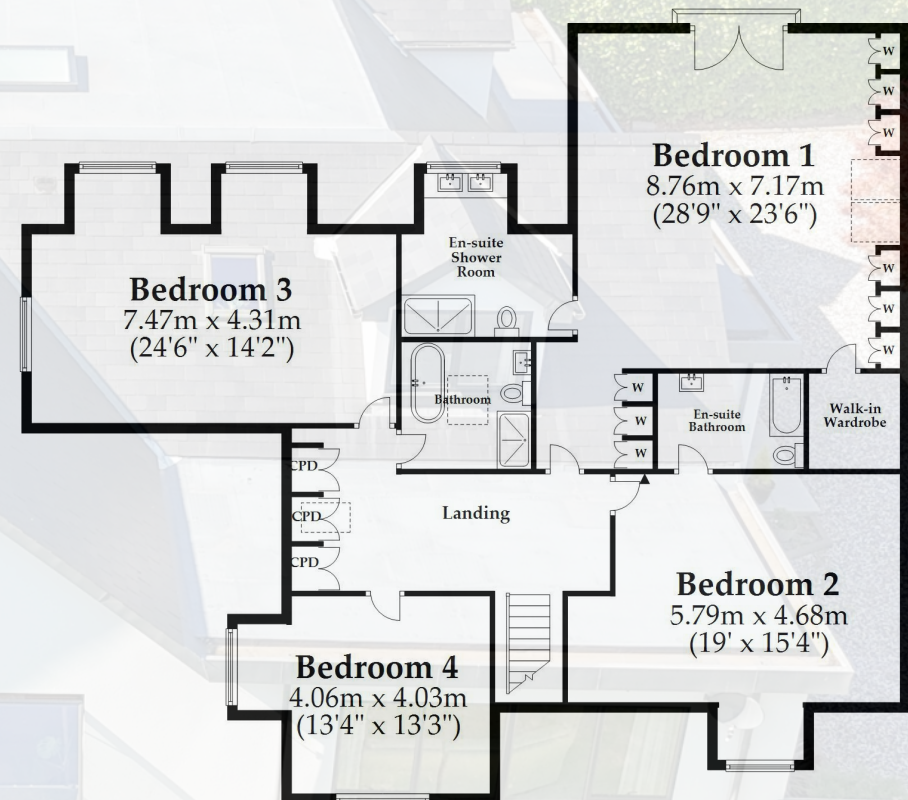
Ground Floor

Approx. 293.0 sq. metres (3153.4 sq. feet)



First Floor

Approx. 182.2 sq. metres (1961.0 sq. feet)



Total area: approx. 475.1 sq. metres (5114.3 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains connection to water, electricity and drainage
- Gas central heating
- Energy Performance Rating: C Current: 70C Potential: 79C
- Ultrafast broadband with download speeds of up to 1000 Mbps available at the property
- FTTP - Fibre to the property directly (broadband connection)
- Electric vehicle charging point installed
- Property affected by a tree preservation order (TPO)

The property benefits from a sophisticated Control4 home automation system, seamlessly operating blinds, zoned lighting, climate control, security and sound. Integrated ceiling-mounted speakers throughout all rooms, including bedrooms and en-suites allow for effortless music and media streaming, with Alexa voice control enhancing everyday living. A Unify WiFi system with hard-wired receivers ensures seamless coverage across the house.

The Local Area

Pringles Drive is a pleasant and established residential road within easy reach of the town centre of Ferndown. The town offers a good range of shops, leisure facilities, cafes, restaurants and a championship golf course. Excellent road links provide convenient access to the larger coastal towns of Bournemouth, Christchurch and Poole, with their beautiful beaches (approx. 10 miles south), and the easily accessible A31 provides links to the historic market town of Ringwood and the beautiful New Forest (approx. 6 miles east) offering thousands of acres of natural heath and woodland. Southampton is approximately 25 miles east (via the M27). There are airports at both Southampton and Bournemouth.







Grounds and Gardens

The property enjoys a prime location off of Golf Links Road, moments from Ferndown Championship Golf Course. The sweeping gravel driveway provides ample parking, with side access to the rear garden.

The gardens are a particular highlight – landscaped and private, with extensive porcelain terraces, a decked pergola and large lawn, all enjoying a sun-drenched southerly orientation.

Planning permission has also been granted for a new garage with gym space to the side, offering further scope if desired.

Directions

Exit Ringwood heading west along the A31, keeping to the offside two lanes. Continue on the A31 for approximately five miles towards Ferndown. As you approach Ferndown, you'll reach a roundabout adjacent to the supermarket, take the first exit here. Proceed straight ahead at the next roundabout. Shortly after taking this exit, turn left onto Golf Links Road. Continue along for around 0.4 miles, then turn right onto Pringles Drive. The property can be found on the left hand side towards the end of the road.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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