

South Lodge

Christchurch Road, Ferndown BH22 8TD



HEARNES

WHERE SERVICE COUNTS



“A sympathetically modernised and character lodge house occupying a good sized and landscaped plot”

FREEHOLD GUIDE PRICE £700,000

This extremely attractive and conveniently located four double bedroom, one bathroom, one shower room, two reception room detached Victorian Lodge House has been sympathetically modernised, retaining its charm and character, whilst combining a superb blend of modern and traditional features. The property is surrounded by landscaped gardens and is situated at the end of a 300ft driveway.

South Lodge was originally built in circa 1885 as a gate house to Holmwood House and was substantially enlarged in 1976. The property occupies a good sized secluded plot and is also conveniently located for all the local amenities.

- **A sympathetically modernised and detached four double bedroom Victorian Lodge house with landscaped gardens**

Ground Floor:

- **24ft impressive entrance hall**
- **Cloakroom** finished in a stylish white suite, incorporating a WC, wash hand basin with vanity storage beneath
- **13ft triple aspect kitchen/breakfast room** beautifully finished with extensive quartz worktops which continues round to form a breakfast bar, attractive tile splashbacks, good range of base and wall units, excellent range of high quality integrated appliances to include, Neff oven with warming drawer beneath, combination oven, induction hob with extractor canopy above, dishwasher, recess and plumbing for washing machine, space for American style fridge freezer, double glazed French doors leading out into the rear garden
- **20ft impressive triple aspect lounge** an attractive focal point of the room is an open fireplace with attractive surround, double glazed French doors give access out into the landscaped rear garden
- **Dual aspect dining room** with feature fireplace, bay windows at the front aspect and double glazed French doors opening out on to the side garden
- **Fourth bedroom/reception room** could be used as a double bedroom, currently being used as an office, with double glazed window to the side aspect

First Floor:

- **Bedroom one** is a generous sized and dual aspect double bedroom with cupboard housing and replacement wall mounted gas fired boiler
- **Walk-in wardrobe** with hanging rail and shelving
- Spacious and stylish **ensuite shower room**, incorporating a good sized walk-in shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is a large double bedroom enjoying a dual aspect with fitted wardrobes
- **Bedroom three** is also a good sized double bedroom with feature fireplace, luxuriously appointed and spacious ensuite
- **Bathroom/shower room**, incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, freestanding contemporary bath with mixer taps and shower attachment, wash hand basin with vanity storage beneath, WC, partly tiled walls and tiled floor
- **Further benefits include**, double glazing, a gas fired central heating system with replacement boiler and the property could be offered with no onward chain

COUNCIL TAX BAND: F

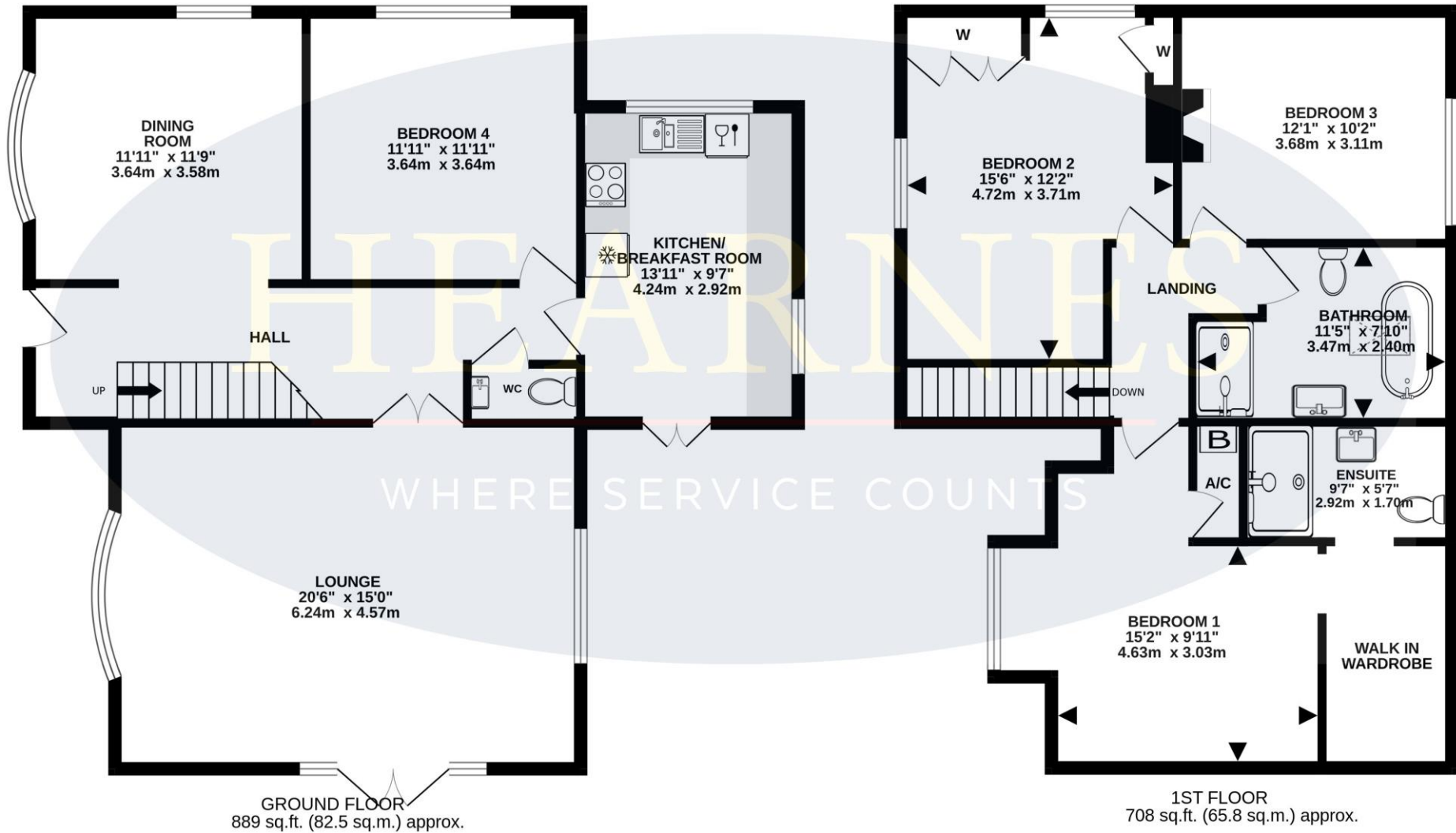
EPC RATING: D





TOTAL FLOOR AREA : 1596 sq.ft. (148.3 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** has been recently landscaped and is of a generous size. It wraps round two sides of the property, forming an L shape with a maximum overall measurement of 85ft x 50ft
- Adjoining the rear of the side of the property there is a **porcelain paved patio** with paths leading round to side gates located on both sides of the property
- The remainder of the garden is predominately laid to lawn, with an area of artificial lawn, **providing a barbecue/entertaining and seating area**. The garden itself is fully enclosed by mature shrubs and fencing.
- The property is approached via a **300ft driveway** which in turn leads up to a gravel parking area
- **The front garden has been landscaped** and is enclosed by a picket fence. The front garden is predominately laid to lawn with a porcelain paved path leading up the front entrance of the property. The path also continues round to a good sized area of side garden which is predominately laid to lawn.

The market town of Wimborne is located approximately 4 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.



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