



Beaufoys Close

Ferndown BH22 9RS

SPENCERS
NEW FOREST





A magnificent five-bedroom, three reception room and three bathroom detached residence with over 3500 sq ft of accommodation over two floors, situated in one of Ferndown's premier roads.

This modern and stylish home features versatile family accommodation featuring a superb 29 x 20 ft kitchen/living/dining room, cinema room, ground and first floor bedrooms and outside it has a home/office/studio.

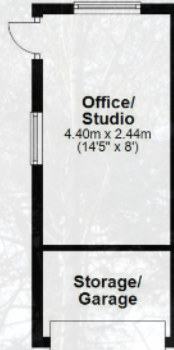




FLOOR PLAN

Outside Space

Approx. 15.0 sq. metres (161.1 sq. feet)



Ground Floor

Approx. 198.4 sq. metres (2135.1 sq. feet)



First Floor

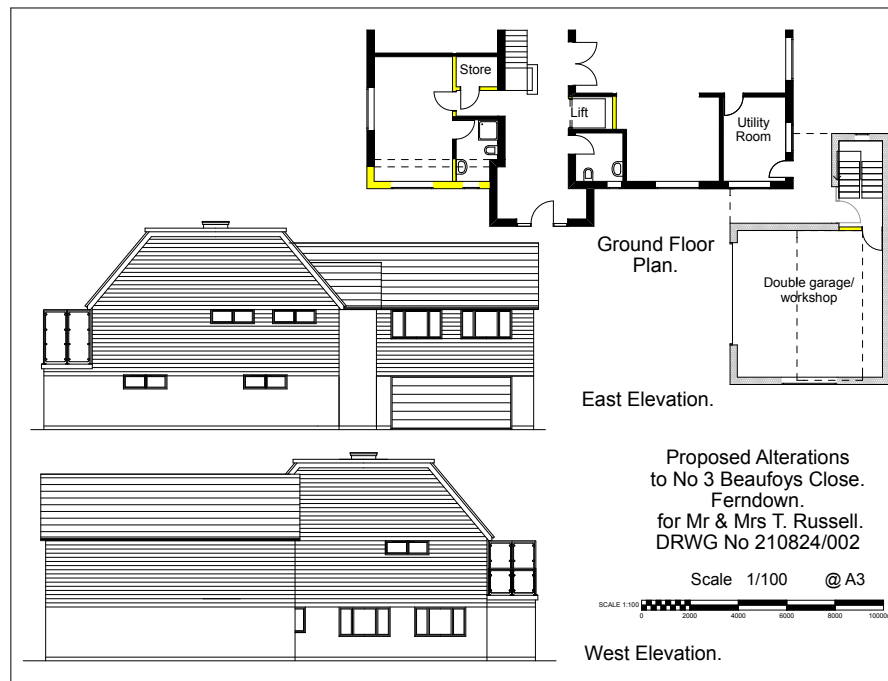
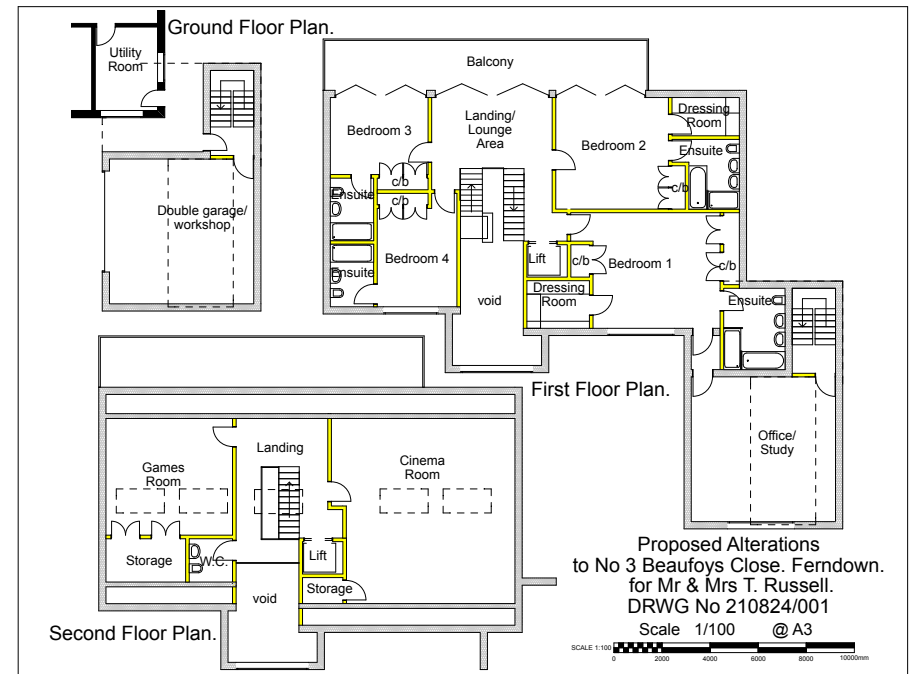
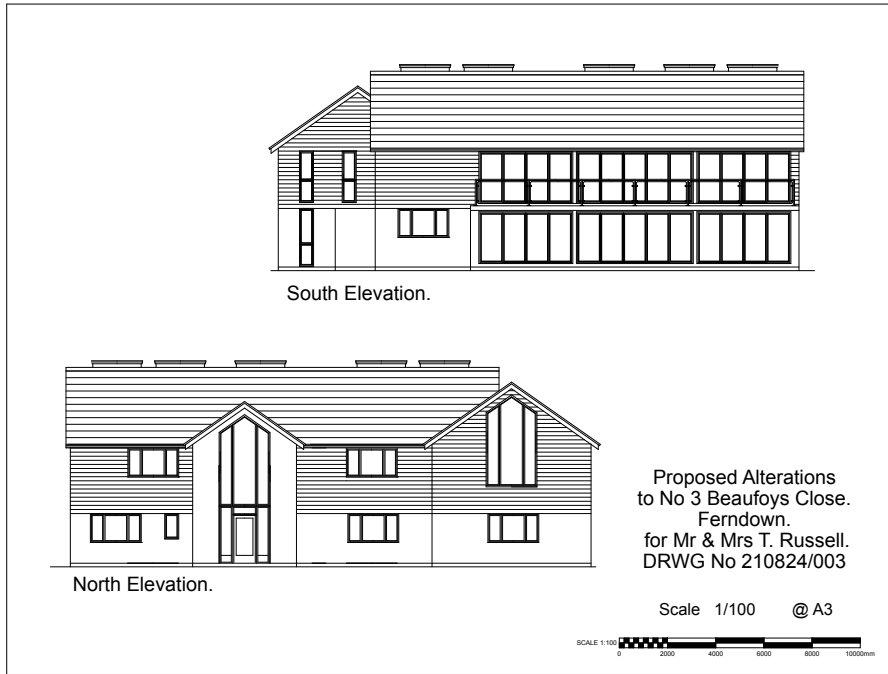
Approx. 105.8 sq. metres (1138.6 sq. feet)



Total area: approx. 319.1 sq. metres (3434.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.
Plan produced using PlanIt.

GRANTED PLANNING FLOOR PLAN





The Property

- Impressive 28' reception hall with vaulted ceiling and engineered oak floors with underfloor heating contemporary oak/glass staircase to first floor landing
- Open plan kitchen / living and dining room with engineered oak floors, impressive range of fitted units with preformed classic Italian granite worktops complete with a central island unit with additional granite worktops incorporating a breakfast bar
- Good quality built in appliances which include four Neff ovens (two steam ovens) Neff induction hob with extractor over, double larder cupboard space for an American style fridge/freezer, instant boiling water tap, travertine flooring
- Generous separate utility room with oak worktops, space for washing machine, dishwasher and tumble dryer travertine flooring
- The gardens room extends from the reception hall and includes engineered oak floors and sets of bi-fold doors leading out into a large, raised terrace
- The impressive cinema room could be used alternatively as a games room
- Ground floor bedroom with a modern ensuite, ideal as a guest bedroom
- Stairs leading to a part galleried landing leading to four first floor bedrooms.
- The principle bedroom benefits from a nice outlook over the gardens and also features a modern and stylish ensuite bathroom with a luxury five piece suite which includes a shower cubicle, oversized bath and his and hers wash hand basins
- The three further bedrooms are bright and generous in size with pleasant aspect over the gardens
- Planning permission granted to increase square footage to approx. 7,200 sq ft (Planning Application; 3/21/1804/HOU)







Grounds & Gardens

Outside, the property is approached through large wooden double electric gates into a large forecourt with plenty of parking for many vehicles

The original garage has been subdivided into a home office and storage

The rear gardens have a lovely southerly aspect and offer much privacy with a variety of trees, bushes creating screening to mainly a large lawn

Summerhouse in the rear garden, an Indian courtyard garden to one side with garden shed

Adjacent to the rear of the property is a large raised terrace, perfect for outside entertaining



Directions

Exit Ringwood along the A31 heading west, continue right to Ferndown and take the last exit just off the roundabout adjacent to Supermarket heading along Wimborne. Go through traffic lights and then take the second road on your right into Pinewood road, then next left into Beaufoys Avenue and then next left into Beaufoys close, you will then come to the property in front of you

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.



Bournemouth Beach



Dudsbury Golf Course



Ferndown



Moyles Court School

The Situation

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.

Services

Energy Performance Rating: B

Available download speeds of 60 Mbps (Superfast Ofcom)

All Mains Connected

Council Tax Band: G

Points Of Interest

As the crow flies...

The Pear at Parley	1.3 miles
Moyles Court School	8.9 miles
Dudsbury Golf Course	1.7 miles
Ringwood	6.6 miles
Moors Valley Country Park	5.6 miles



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

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