

Golf Links Road, Ferndown, Dorset, BH22 8BZ



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned 3,300 sq ft imposing family home occupying a secluded westerly facing plot measuring 0.29 of an acre”

FREEHOLD PRICE OFFERS IN EXCESS OF £1,300,000

This deceptively spacious and superbly positioned five double bedroom, five en-suites, four reception room detached family home has a 70' secluded west facing rear garden, integral garage and front driveway providing generous off road parking for several vehicles whilst sitting centrally on a secluded plot measuring 0.29 of an acre.

'Links View' is an extremely spacious 3,300 sq ft impressive family home situated in arguably one of Ferndown's most sought after locations. The property is also conveniently located approximately 150 metres from the clubhouse of Ferndown Championship Golf Course.

- **A 3,300 sq ft spacious family home occupying a plot measuring 0.29 of an acre a 150 metres from Ferndown's Golf Club**
- 21' **Impressive entrance hall** with exposed wooden floorboards
- Large understairs **coat/shoe cupboard**
- **Family room** with wooden flooring. An attractive focal point of the room is a contemporary wood burning stove, fitted shelving to one side, opening through into the kitchen/breakfast room
- 24' Light and spacious **kitchen/breakfast room** beautifully finished with extensive quartz worktops and matching upstands, excellent range of integrated appliances to include 5 ring gas hob with extractor canopy above, Neff twin ovens and combi oven, Miele dishwasher, integrated fridge and freezer, a central island unit also finished with quartz which continues round to form a low level breakfast bar, ample space for breakfast table and chairs, two feature stainless steel radiators, floor to ceiling double glazed windows, double glazed French doors opening out into a private west facing rear garden, an internal door leading through into the integral garage
- **Utility room** finished with woodblock work surfaces with an inset Belfast sink, recess and plumbing for washing machine, tiled floor
- Ground floor **cloakroom** finished in a stylish white suite incorporating a WC, wall mounted wash hand basin, tiled floor
- 15' **Dining room** with exposed wooden floorboards, bay window to the front aspect
- 21' **Sitting room** enjoying a triple aspect. An attractive focal point of the room is a minster stone open fireplace
- **Snug/office** which enjoys a triple aspect with fitted units, double glazed French doors leading out to the private west facing rear garden
- **Spacious first floor landing**
- **Bedroom one** is an impressive 17' x 16' double bedroom with four fitted double wardrobes
- Spacious **en-suite bathroom/shower room** finished in a Heritage style white suite incorporating an oversized bath with separate shower attachment, multi jetted corner shower cubicle, WC, pedestal wash hand basin, tiled floor
- **Bedroom two** is a large double bedroom benefitting from fitted wardrobes
- **Spacious en-suite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, WC, pedestal wash and basin, tiled floor
- **Bedroom three** is a large double bedroom benefitting from fitted wardrobes
- Beautifully finished and spacious **en-suite bathroom** incorporating a temporary free standing circular bath with mixer taps and separate shower attachment, 'his' and 'hers' wall mounted wash hand basin with WC, polished porcelain tiled floor and partly tiled walls with two double fitted storage cupboards
- **Bedroom four** is a double bedroom with fitted wardrobes and stripped wooden floorboards
- **En-suite shower room** finished in a stylish white suite incorporating a large walk-in shower cubicle with chrome raindrop shower head and separate shower attachment, WC, contemporary wall mounted wash hand basin, stripped wooden floorboards
- **Bedroom five** is a double bedroom enjoying a dual aspect, fitted wardrobes, stripped wooden floorboards
- **En-suite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, chrome raindrop shower head and shower attachment, WC, contemporary wall mounted wash hand basin, stripped wooden floorboards

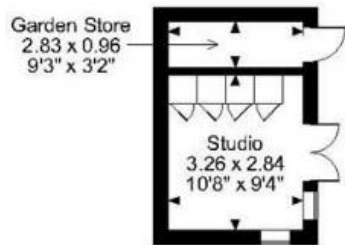
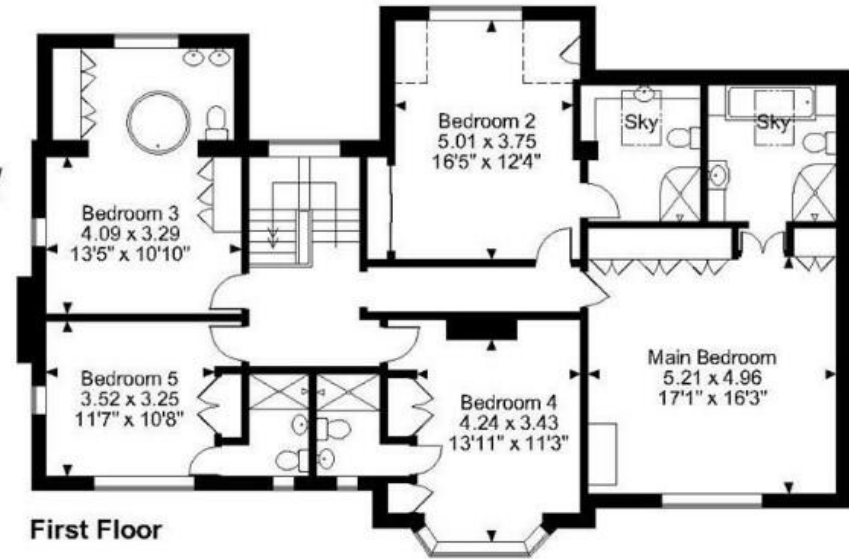
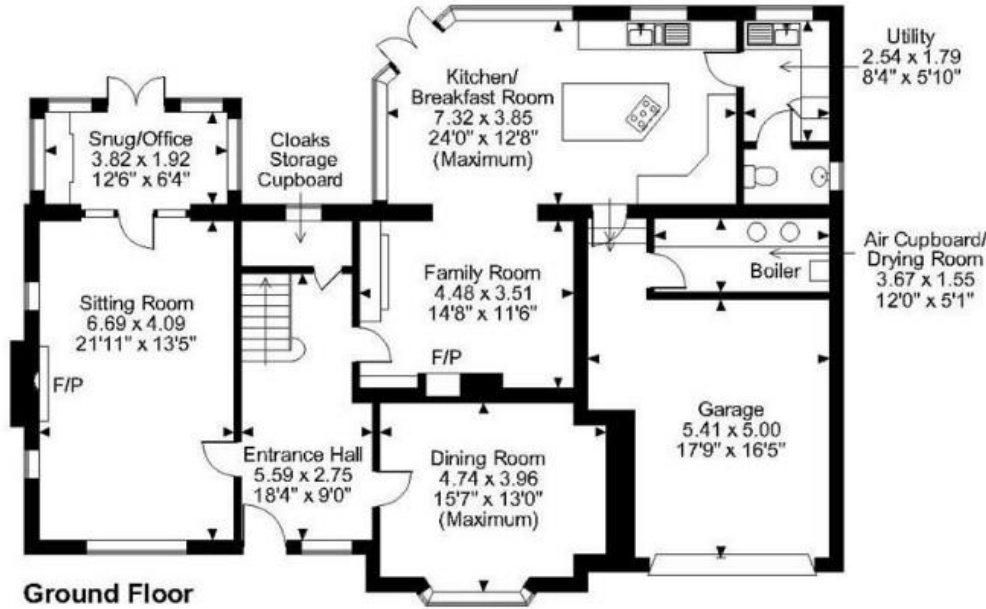
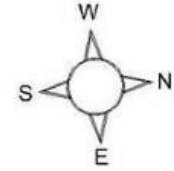
COUNCIL TAX BAND: G

EPC RATING: D





Golf Links Road, Ferndown, Dorset
 Approximate Gross Internal Area
 Main House = 2868 Sq Ft/266 Sq M
 Garage/Drying Room = 354 Sq Ft/33 Sq M
 Garden Studio = 133 Sq Ft/12 Sq M
 Total = 3355 Sq Ft/311 Sq M



Garden Studio

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Outside

- The **rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 70' x 70'
- Adjoining the rear of the property is a crazy paved patio and a further area of paved patio providing an excellent entertaining and family space and a superb spot to relax and enjoy this beautiful garden. The remainder of the garden is predominantly laid to lawn and is bordered by well stocked flower beds. Within the garden there are many mature plants and shrubs. A crazy paved path leads up to a further patio with a wrought iron pergola and play area. In the opposite corner of the garden there is a **detached studio** with adjoining storage shed. This has light and power and will make an ideal home office
- Electronically operated gates open onto a front gravelled **driveway** providing generous off road parking for several vehicles
- **Integral garage** has a remote control up and over door, light and power and a door giving direct access into the property and a further door leading through into the boiler room which has fitted shelving and a wall mounted gas fired boiler
- **Further benefits** include: double glazing, a security alarm and a gas fired heating system

Ferndown town centre is located approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a championship Golf Course of Golf Links Road. The clubhouse to the golf course is located approximately 150 metres away.



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