

Dormy Crescent, Ferndown BH22 8FB



MAYS
ESTATE AGENTS



Property Summary

A superb opportunity to acquire a beautiful home with a unique location in an exclusive development of luxurious properties constructed by Penny Farthing Homes. Situated on the largest plot of the development which approaches some third of an acre, the discreet positioning away from the road affords a true sense of privacy. The internal accommodation has an incredibly thoughtful arrangement of rooms and embraces an undeniable feeling of light and space whilst offering views of the surrounding landscaped gardens.

Every now and again you come across a house that simply works and in our opinion, if you're looking for a home with an incredible level of finish and a wonderfully considered design, this former show home is as good as it gets. It's certainly a favourite of ours..!



Key Features

- Impressive reception hallway with considerable storage
- Living room with fireplace and bi-fold doors opening to rear garden
- Kitchen/dining room fitted by Kitchen Elegance also opens to the garden
- Large dining room with box bay window overlooking the beautiful frontage
- Study, cloakroom and utility room are also to the ground floor
- Stunning principal bedroom with vaulted ceiling and cathedral window
- Ensuite to principal bedroom with large ensuite with dual sinks
- Guest bedroom with private ensuite
- Three further bedrooms and a beautiful family bathroom
- Double garage (formerly show office) with cavernous roof storage
- Stunning landscaped gardens surrounding the property with mature planting



About the Property

The first thing to note about this property is that it has been built to an extremely high specification. Not only is this home low maintenance and energy efficient, it also boasts finishing touches and features such as a stunning oak staircase with glass balustrade, incredibly high ceilings, underfloor heating to the ground floor with radiators to the first (all controlled by individually programmable thermostats), and a filtered fresh air circulation system which provides continuous extraction (ideal for regulating temperature). The house is also beautifully decorated with a Farrow and Ball colour scheme and enjoys the remainder of a 10-year builder's warranty. Chrome finished lighting and electrical points, 'Minoli' floor tiles, and 'Siemens' appliances are further demonstrations of the level of quality this home exudes.

As soon as you enter the house, you are immediately impressed by the spacious reception hallway which floods the property with natural light. There is a beautifully appointed downstairs cloakroom and considerable storage with two full height double cupboards with oak faced doors and a further large understairs cupboard. Double doors lead from the reception hallway to both the kitchen/family room and living room where bi-fold doors open out to the rear garden giving access to a large patio.

The kitchen/family room has an extensive range of quality shaker style units painted with Farrow & Ball and was fully fitted by the 'Kitchen Elegance' and is finished with a 'Minoli' tiled floor. The 'Siemens' appliances comprise of a double oven with a combination microwave, warming drawer, five ring hob with galls splashback, fridge, freezer and dishwasher. There is also a glass fronted wine cooler set in a generous peninsula breakfast bar, 'Quartz' worktops with upstands, and ambient lighting to the work surfaces and flooring. French doors lead from the dining area and invite you out to the patio and rear garden. The kitchen is further complimented by a separate utility room that has a convenient courtesy door to side garden, ideal for golfers or dog owners. The generous separate dining room overlooks the grounds to the front whilst the third reception room is currently in use as a home office.

Upstairs you'll discover an impressive and exceptionally large landing with a feature full height corner window, two airing cupboards and doors leading to all bedrooms. The principal bedroom is a stunning room with a feature vaulted ceiling and a large double height cathedral window with views over the rear garden and surrounding treetops. This bedroom also enjoys the benefit of quality built-in wardrobes and the ensuite has a luxury suite with chrome fittings, a rainfall double shower and a double vanity sink unit.

Bedroom two is also an impressive double, again with the benefit of fitted wardrobes and a superbly appointed ensuite shower room similar to that of the main bedroom. There are three further bedrooms which are served by the main family bathroom which comprises a vanity sink unit, bath and separate shower cubicle.

As the former show house, this property stands apart from the development and enjoys an impressively large frontage with an extensive driveway that provides parking for numerous vehicles and a turning area. There is a large detached double garage with electric up and over door, side door and side window. The garage has a generous loft space and being the former site office has fully plastered walls, inset ceiling spotlighting and multiple power outlets.

The house also benefits from large areas of garden to either side with gated access to the rear garden. Professionally landscaped and well maintained, the sunny rear garden is a considerable size for a modern property. An extensive patio area extends along the full width of the house and there is a further patio area to the far-left hand corner of the garden, designed to capture the evening sun. The garden is fully enclosed and enjoys a good degree of year-round privacy with established evergreen planting.

Tenure: Freehold Council Tax: BCP Council Band G

Notes: Penny Farthing Builders have previously granted permission for gates to be erected on the driveway if desired.







Ground Floor

Approx. 117.7 sq. metres (1267.1 sq. feet)



First Floor

Approx. 112.6 sq. metres (1212.0 sq. feet)

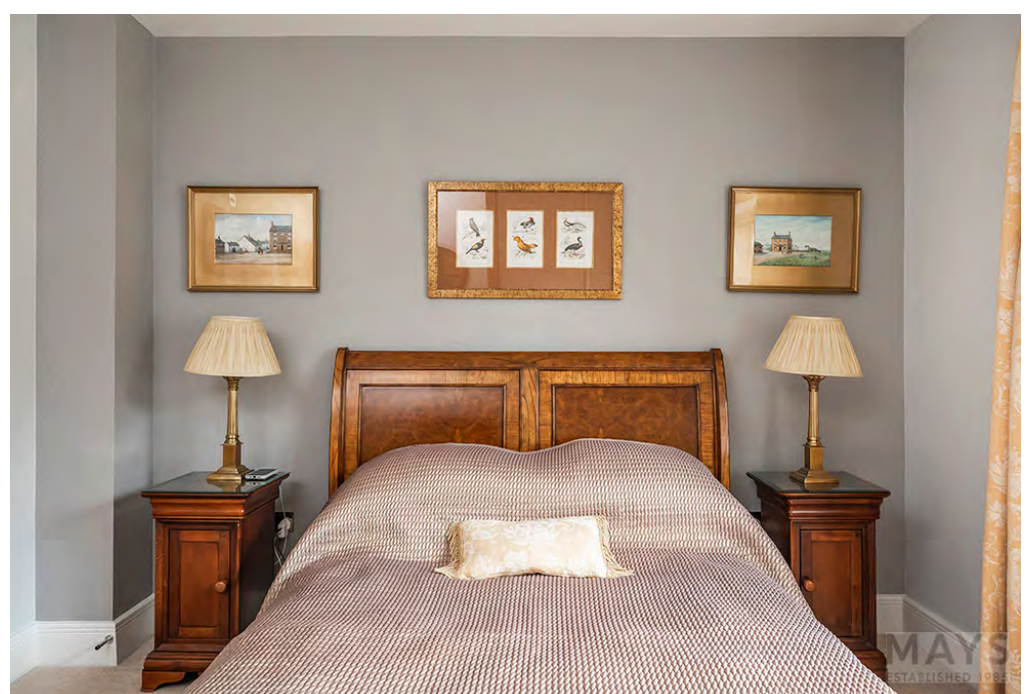


Garage

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 265.0 sq. metres (2852.4 sq. feet)







About the Location

The property is situated in a premier location within easy access of Ferndown town centre, nearby nature reserves and woodland walks, highly commended schools and access routes to both Bournemouth and the neighbouring market towns of Wimborne and Ringwood. For the keen golfer, the renowned championship Ferndown Golf Course is a short 350m stroll away and nearby leisure facilities and amenities include an M&S food hall, a leisure and fitness centre, a theatre and social centre and an excellent range of shops.

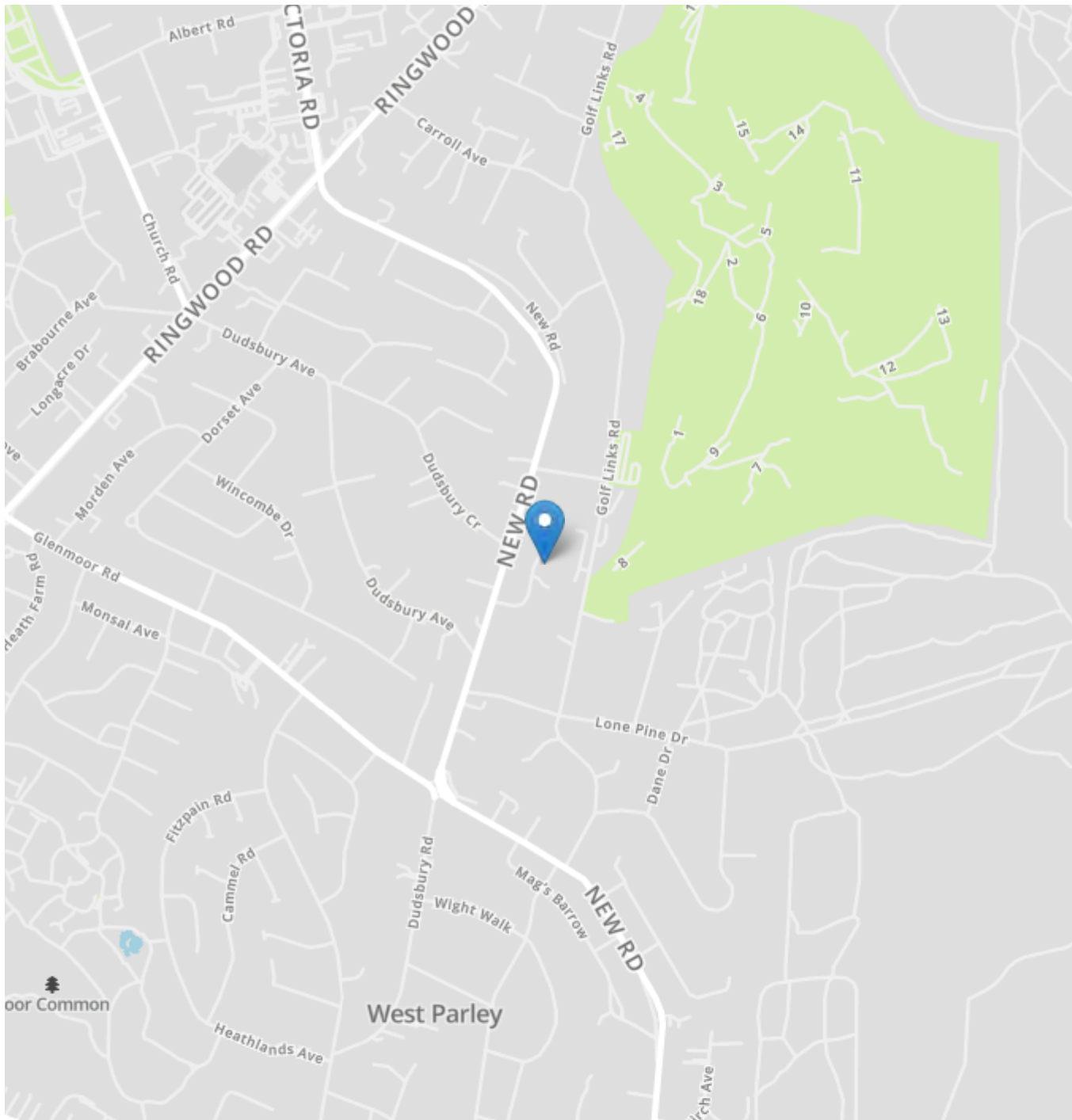


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 86 | 90 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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