

Ringwood Road

Ferndown, Dorset BH22 9AD



HEARNES

WHERE SERVICE COUNTS



“Simply stunning detached bungalow providing over 3,200 sq ft of versatile living combining a self-contained annexe with high specification fittings and attention to detail within a private plot of 0.4 of an acre backing onto Ferndown Common”

FREEHOLD GUIDE PRICE £900,000

Deceptively spacious can sometimes be an overstatement but in the case of this superbly presented home the current owners have extended and painstakingly to an exceptionally high standard both internally and externally. The property occupies a central position in an extremely private plot behind automated security doors in a prime location less than 1 mile away from the town centre with access to highly regarded local schools, regular bus routes and a local M&S Food Hall. There is convenient access to nearby Wimborne and Parley, as well as Hurn Airport and the A31 commuter routes to Bournemouth and the M27. The property now also comes to the market offered with no onward chain.

The accommodation is formed around the principal bungalow and a self-contained annexe which are separate but could be combined.

The bungalow comprises four double bedrooms served by two luxury en-suites, family bathroom and cloakroom, a spacious dual aspect lounge with access and views over the rear patio and garden, an additional dining room with similar access and a wonderful, well proportioned bespoke kitchen/breakfast room thoughtfully designed around two large island units and bi-fold doors making full use of the garden setting.

The annexe has a private entrance and courtyard patio (currently arranged as a popular holiday let) with a double bedroom and en-suite and a clever, open plan living area and stylish kitchenette.

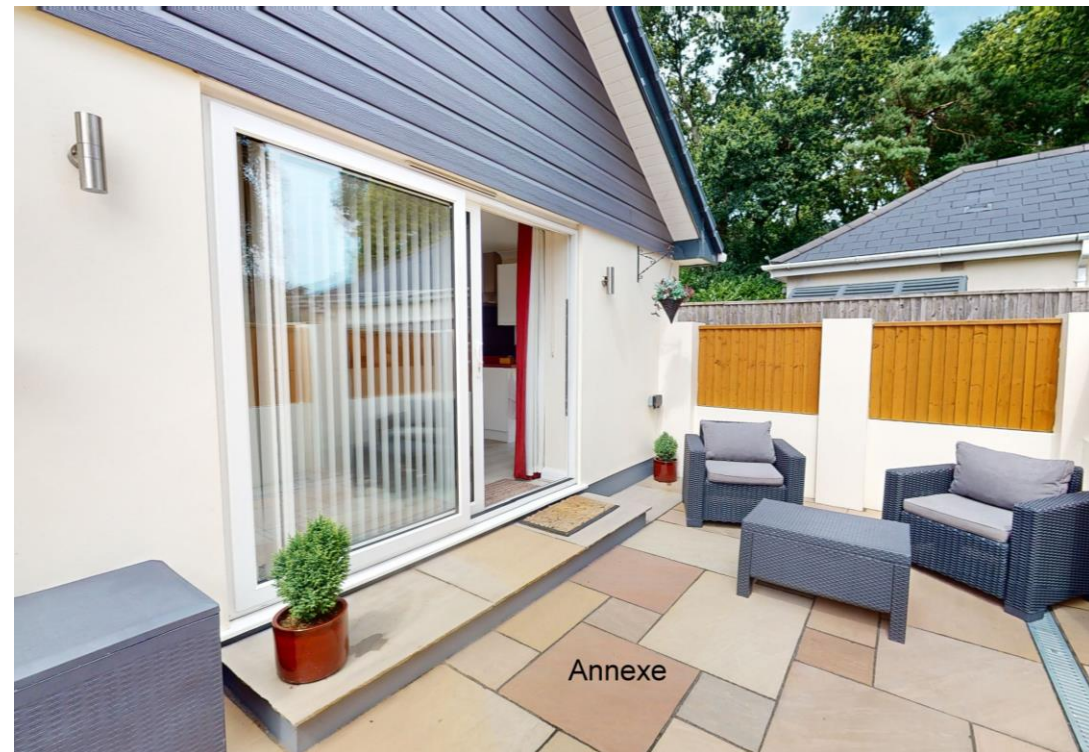
Other benefits include a separate utility room, staircase access from the kitchen to a spacious fully carpeted multi-use loft space with eaves storage (and potential to extend the 1st floor subject to planning permission).

- Karndean flooring and luxury carpets
- Feature lighting, high tec CCTV and Sonos speaker system internally & externally
- Solid oak doors, floor to ceiling tiled bathrooms
- Impressive 22'4" x 21'9" **Kitchen/breakfast room** comprising minimalist bespoke white gloss units, two bespoke island units with induction hob & extractor, two Bosch ovens, integrated fridge/freezer, microwave and dishwasher, quality floor covering and full height sliding patio doors emphasizing the light and space
- **Walk-in pantry** and separate **utility room**
- **Four double bedrooms** served by **two stylish contemporary en-suites** and **family bathroom**
- High quality double glazing and gas central heating system

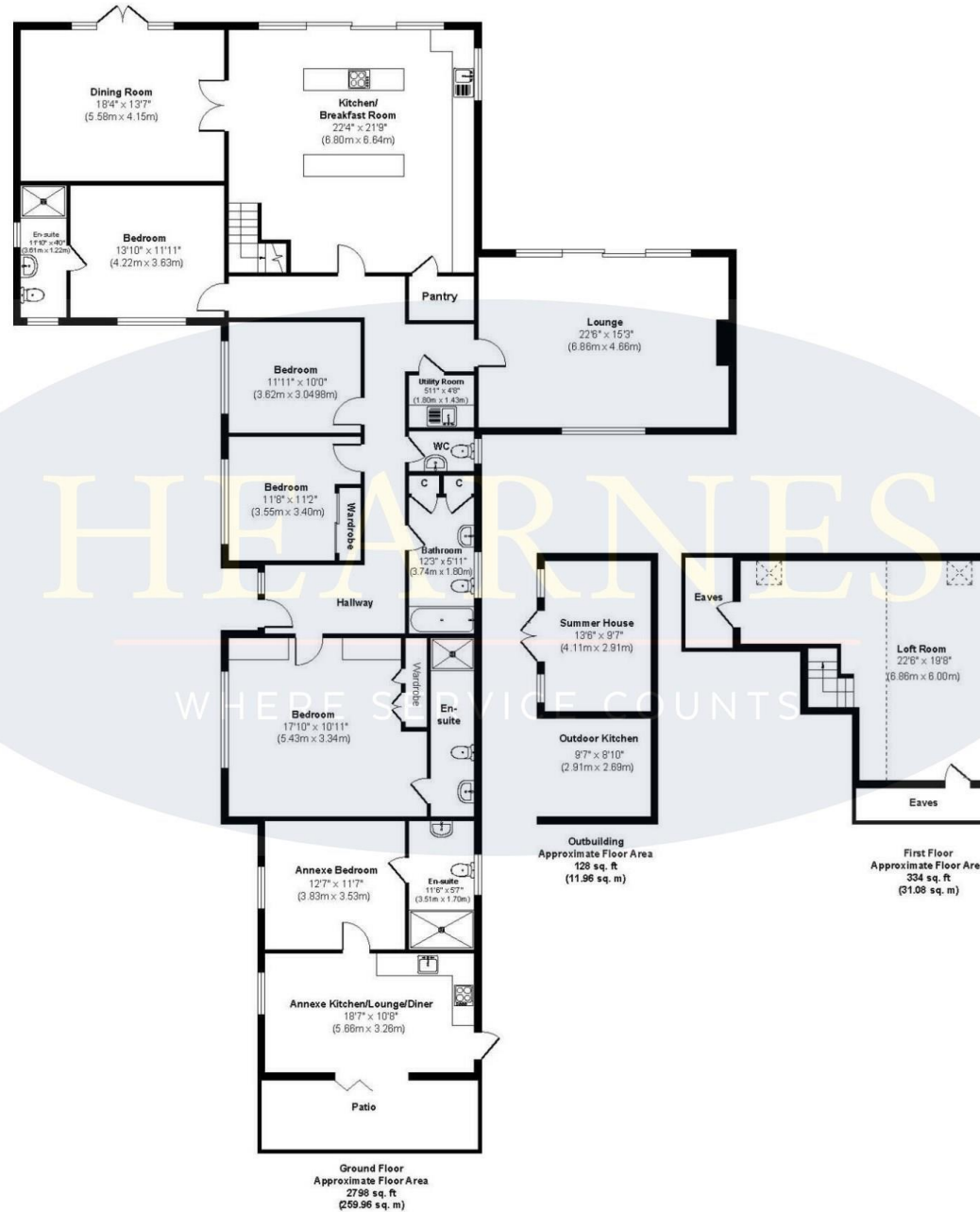
COUNCIL TAX BAND: F

EPC RATING: C





Approx. Gross Internal Floor Area 3260 sq. ft / 303.00 sq. m
 Illustration for identification purposes only, measurements approximate and not to scale



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- The attention to detail continues with a **large porcelain patio** with outdoor power and light (including TV) overlooking the expanse of well maintained lawn gently elevating to a **state of the art timber summerhouse** with raised decking to a **sunken hot tub** and **outdoor kitchen** behind a glazed partition with power and lighting with commanding private views back towards the property.
- The **garden** is mainly lawned with a sylvan, mature wooded backdrop and direct gated access to Ferndown Common
- The driveway provides **parking for numerous vehicles** including safe, secure storage of a motorhome/boat or trailer

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1 mile away.





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