

The Choughs
Golf Links Road, Ferndown BH22 8BU
Guide £1,700,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

Positioned on a generous garden plot of approximately 0.75 acres and with stunning views over the 18th Fairway of the internationally renowned Ferndown Golf Club, this substantial elegant six double bedroom detached property is being presented to the market for the first time in over 60 years.

As one of the founding homes of Golf Links Road, the property has retained an 'Arts and Crafts' design both internally and externally with a wealth of period features reminiscent of the era.

The house occupies a central positioning within the grounds and in our opinion has, arguably, the finest plot on the road with both privacy to the front and far-reaching views to the rear.

We feel this is a superb opportunity to acquire a beautiful property on a substantial plot for both purchasers who would like to embrace the character and charm of a period house, or alternatively, buyers who would like to create the environment of their next home. Either way, we can guarantee this will be a forever home.



Key Features

- Impressive reception hall
- Three reception rooms overlooking the rear garden
- Kitchen/breakfast room with separate utility and boot room
- Garden room, workshop and cellar
- Six double bedrooms all on first floor level
- Three bathrooms
- Sweeping driveway and double garage
- Beautifully tended grounds extending to some 0.75 acres
- Views over the 18th fairway of Ferndown Golf Course
- Accommodation of 3,378 sq/ft



About the Property

As soon as you enter the reception hall of the property, you instantly know that you've stepped into the heart of an incredibly special home. The hall is a wonderful size and over the years has hosted numerous reception events. A real feature of this area is a beautiful paneled staircase that rises to the first floor. Three large reception rooms, all with bay windows, overlook the rear garden and this gives the ground floor accommodation a tremendous degree of flexibility. With three reception rooms, families can easily accommodate a playroom, home office or media room, whilst buyers who would prefer the more traditional arrangement of a formal dining room, living room and sitting room are similarly catered for.

The kitchen/breakfast room has windows overlooking the gardens to both the front and the rear and is located next to one of the reception rooms (which is an ideal positioning should a larger kitchen/lifestyle space be preferred). Another great feature about the location of the kitchen is that it opens to a large boot room/secondary entrance which in turn opens to the front of the property. On a day-to-day practical level, this arrangement is ideal for unloading the weekly shop, towelling muddy dogs, storing golf clubs or simply washing down the kids..! The garage can also be accessed from the boot room giving the entire ground floor total connectivity. A separate large utility room completes the picture.

On the first floor, there are six double bedrooms, with the main bedroom enjoying the benefit of a private ensuite. The five remaining bedrooms are serviced by two further bathrooms and should even more space be required the loft space could potentially accommodate further rooms. Should six bedrooms not be required the first-floor layout could easily allow excessive bedrooms to be accommodated as further ensuite bathrooms or dressing rooms.

The grounds of the house are simply stunning. To the front mature planting screens the property from the road and a driveway leads to the double garage before sweeping around to the entrance of the house. There are further gardens to each side of the property that open to the rear garden which is predominantly laid to lawn with mature surrounding planting. A real feature of this property are the open views over the 18th fairway of Ferndown Golf Club, and whilst the golf course provides a stunning backdrop, established trees provide the perfect amount of screening and clearly define the privacy of your own garden.

Tenure: Freehold

Council Tax Band: H

Local Authority: BCP Council



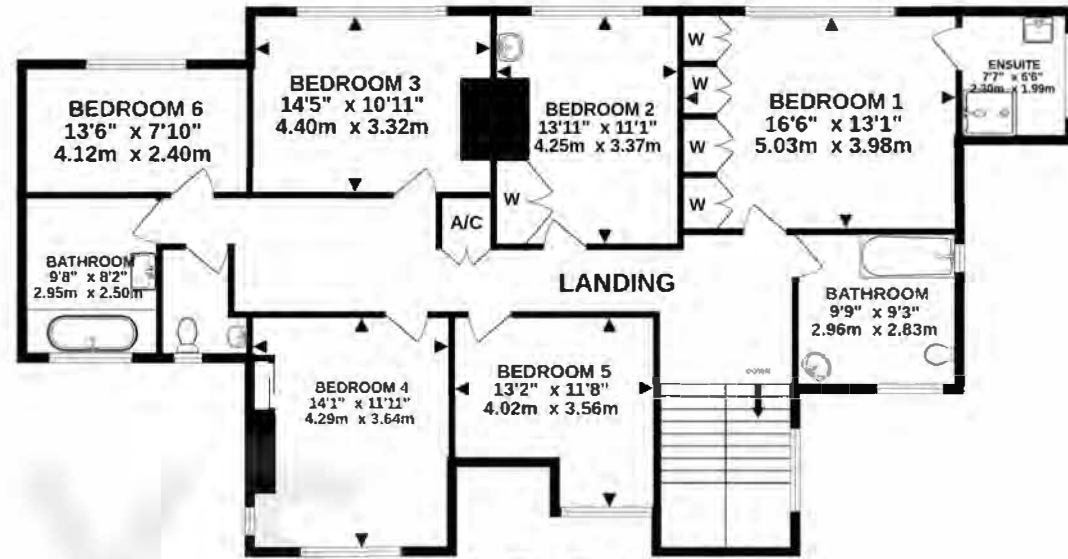




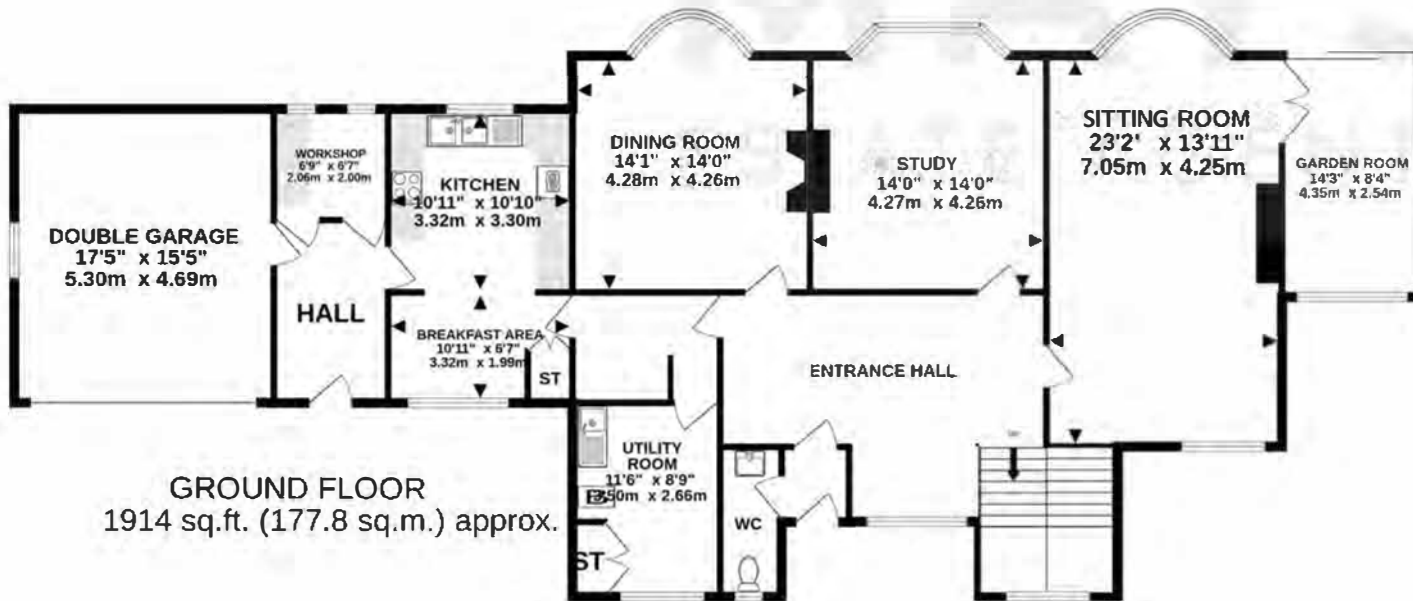
TOTAL FLOOR AREA : 3378 sq.ft. (313.8 sq.m.) approx.

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.

Made with Metropix ©2024



1ST FLOOR
1463 sq.ft. (136.0 sq.m.) approx.



GROUND FLOOR
1914 sq.ft. (177.8 sq.m.) approx.







About the Location

Golf Links Road has long been established as the most sought-after address in Ferndown. With a championship golf course on your doorstep and the beautiful heathland of Parley Common a stone's throw away it's easy to see why, but what we particularly like about this property is the positioning on Golf Links Road. The Golf club is a short stroll away, you enjoy views over the fairways and the orientation of the house allows for a high degree of privacy.

So, we know we're already in the best road but what about Ferndown itself..? Ferndown has sought after local schools, and the transport connections couldn't be better with the surrounding road network connecting the nearby market town of Wimborne, the New Forest and also the coast from Christchurch to Poole. Basically, you have the very best of South Coast life on your doorstep. Bournemouth International Airport is also on hand for travel further afield whilst Bournemouth mainline station allows for a London commute.

Ferndown itself couldn't be better supported with local shops, supermarkets, doctor's surgeries and a host of amenities and there are food outlets to cater for every taste.

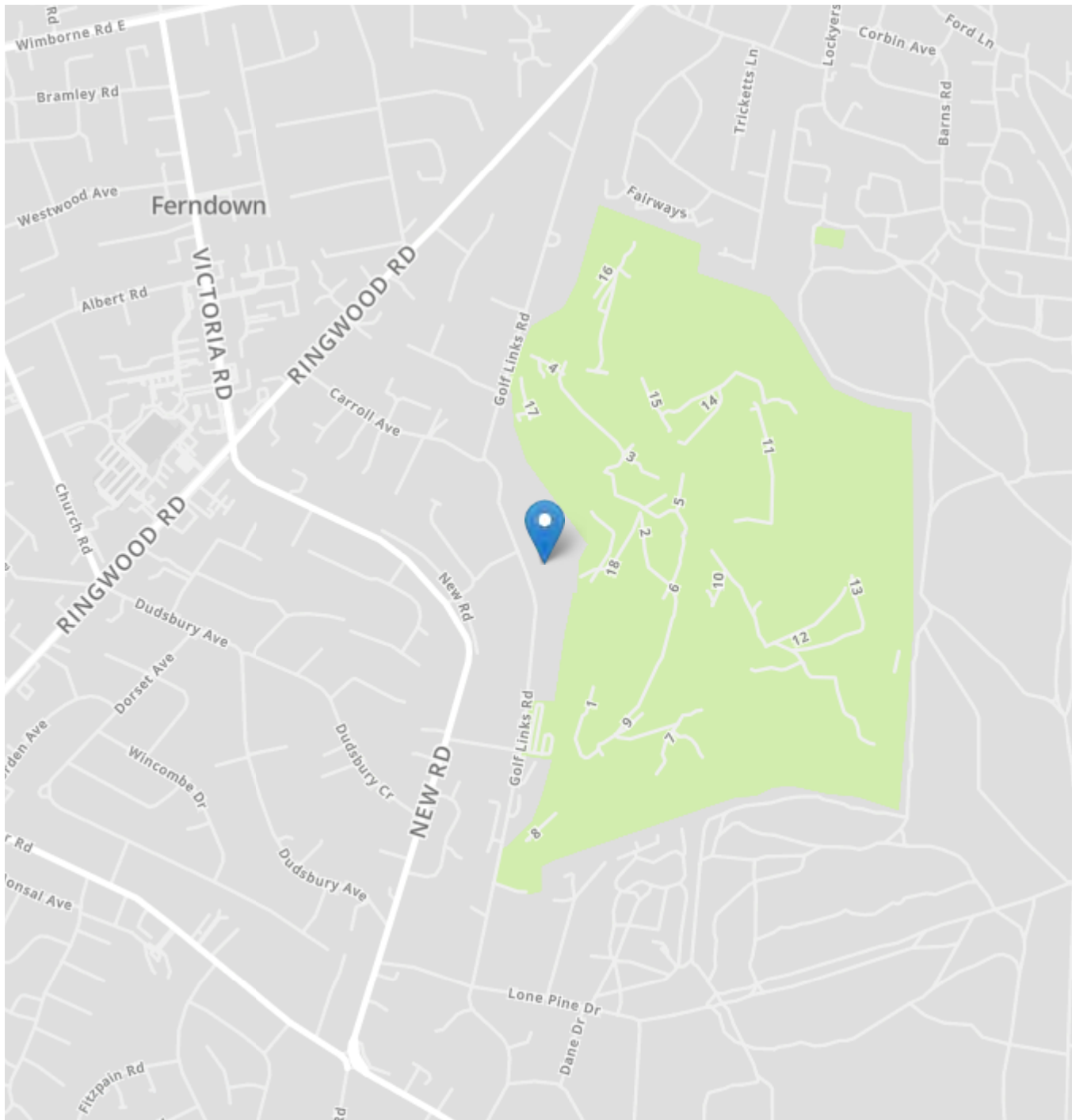


About Mays

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		
(69-80)	C		77
(55-68)	D	59	
(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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS

ESTATE AGENTS