

Robins Wood Drive

Ferndown, BH22 9RZ



HEARNES

WHERE SERVICE COUNTS



“A 2,300 sq ft family home with an 85 ft secluded garden and heated swimming pool occupying a plot measuring 1/5th of an acre”

FREEHOLD PRICE £779,950

This superbly positioned and generous sized five bedroom, one bathroom, one shower room, two reception room detached family home has two double glazed conservatories overlooking an 85 ft secluded rear garden which has a heated swimming pool, an integral double garage and driveway providing generous off road parking.

This 2,300 sq ft family home occupies a good sized plot measuring 0.20 of an acre, whilst situated in a sought after and convenient location within Ferndown. The garden and heated swimming pool are two particular features along with the spacious accommodation and superb location. The property offers spacious and flexible accommodation that could be used as six bedrooms and therefore may appeal as a multi-generational property.

- **A 2,300 sq ft five bedroom detached family home occupying a plot measuring 0.20 of an acre**
- **Reception hall** with an internal door leading through into the integral double garage
- **Cloakroom** finished in a white suite
- Light and spacious **lounge**. An attractive focal point of the room is a log effect living flame gas fire with limestone surround and two double glazed windows offering a pleasant outlook over the front garden
- **23 ft Kitchen/dining room**
- The **kitchen area** has been finished with extensive granite worktops with an inset sink and matching granite upstands. A good range of high gloss black base and wall units with underlighting and glass fronted display cabinets along with LED plinth lighting, an excellent range of integrated appliance to include Bosch oven, combination oven, two warming drawers and coffee machine, integrated Neff induction hob and Neff extractor above, recess and plumbing for dishwasher, integrated twin wine fridge, space for an American style fridge freezer, double glazed window overlooking the rear garden
- The **dining area** has ample space for dining table and chairs and double glazed French doors leading out into the conservatory
- Generous sized **conservatory** which is fully double glazed, has a radiator, wooden flooring and double glazed French doors leading out onto a decked seating area
- **Family room/snug** with vaulted ceiling and ceiling skylight, double glazed French doors leading out into the conservatory
- **Conservatory** is fully double glazed, has a radiator and double glazed French doors leading out onto a decked seating area

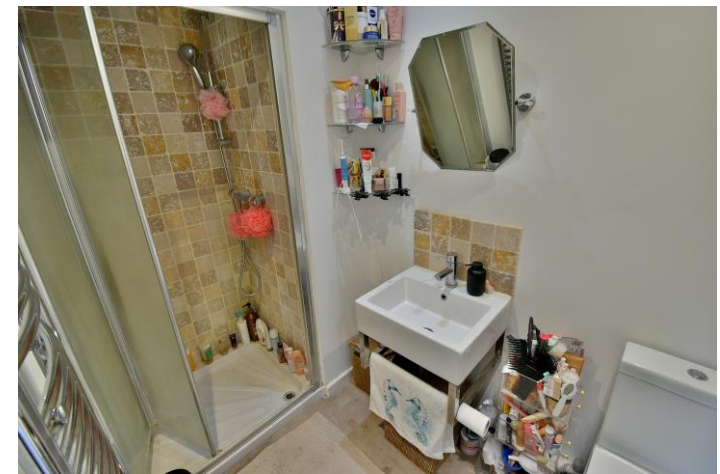
First Floor

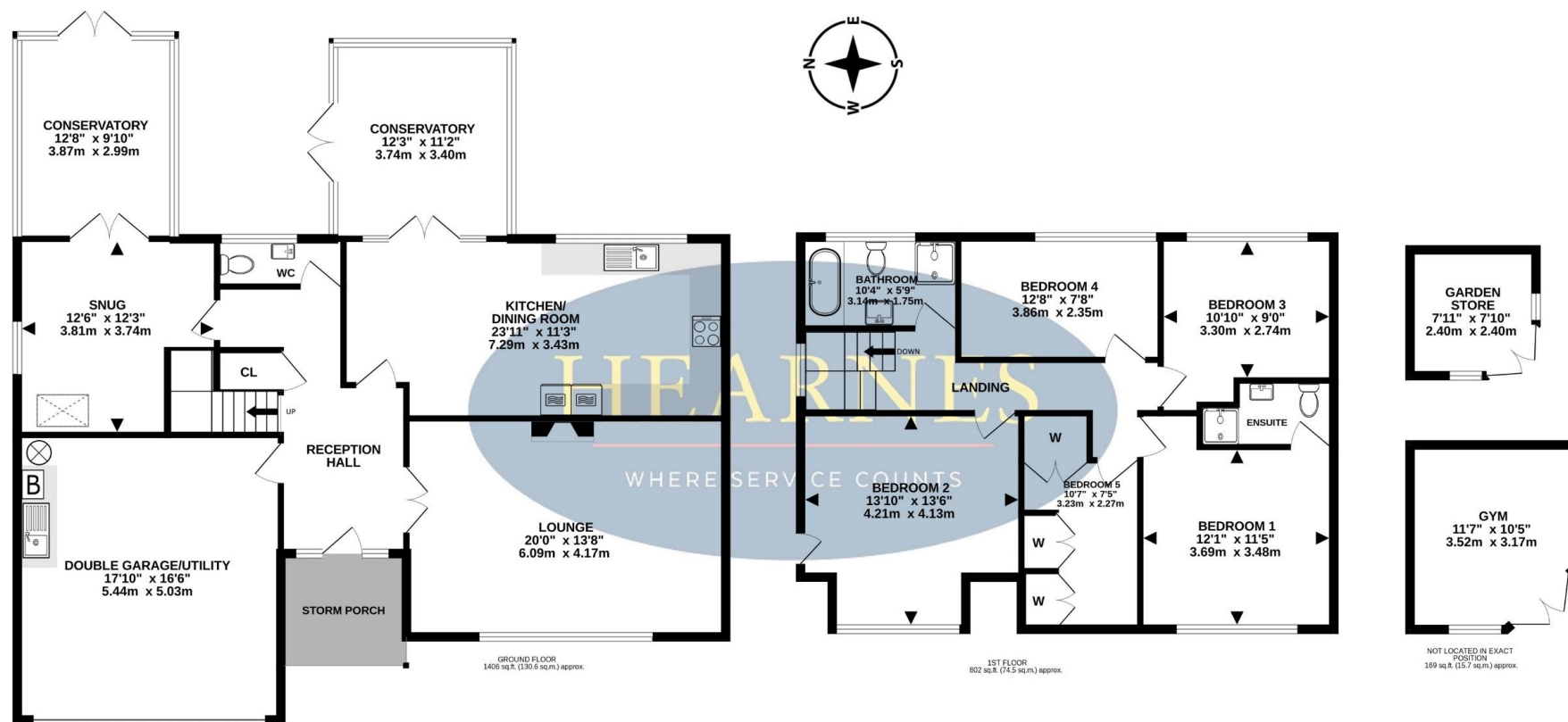
- Generous sized **first floor landing**
- **Bedroom one** is a generous sized double bedroom
- **En suite shower room** incorporating a corner shower cubicle, wash hand basin and WC
- **Bedroom two** is also a generous sized double bedroom with access into the eaves for useful storage
- **Bedrooms three** and four are also generous sized double bedrooms
- **Bedroom five** is a good sized single bedroom currently being used as an office with fitted wardrobes
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath, good sized separate shower cubicle, WC, wall mounted wash hand basin

COUNCIL TAX BAND: F

EPC RATING: D







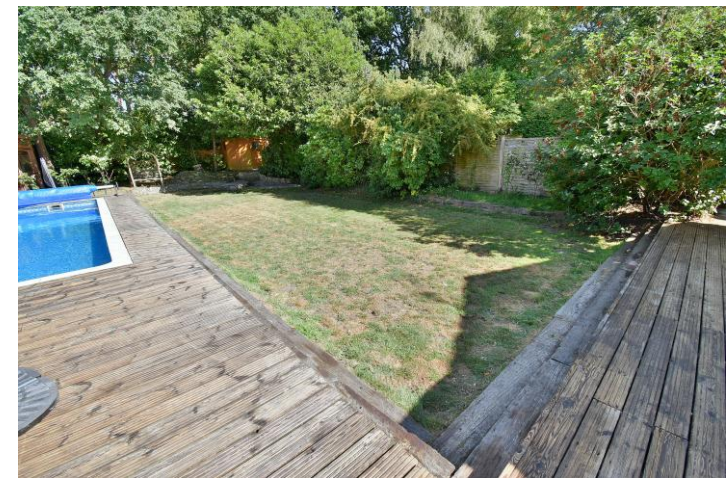
TOTAL FLOOR AREA : 2377 sq.ft. (220.8 sq.m.) approx.

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.

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Outside

- The **rear garden** is a superb feature of the property as it measures approximately 85ft x 50ft and offers an excellent degree of seclusion. Adjoining the rear of the property and continuing down one side of the property there is a timber decked seating area. The decking surrounds a large heated **swimming pool**. The remainder of the garden is predominantly laid to lawn. At the far end of the garden there is a useful timber **storage shed** and a **summerhouse** which is currently being used as a gym. This will also make an ideal home office as it has light and power
- A front **driveway** provides generous off road parking and in turn leads up to an integral double garage
- Integral **double garage** has a remote control up and over door, utility area with sink unit, worktops, space and plumbing for washing machine and a wall mounted gas fired Worcester boiler, light and power and an internal door leading through into the reception hall
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 1.5 miles away. Ferndown also has a championship golf course on Golf Links Road. The clubhouse to the golf course is located less than 2 miles away.



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