

Uplands Road

West Moors, Ferndown BH22 0EY



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged 2,089 sq ft bungalow occupying a larger than average and secluded plot measuring 0.27 of an acre with direct access onto West Moors plantation”

FREEHOLD PRICE £650,000

This substantially enlarged and exceptionally spacious four bedroom detached bungalow has a double glazed conservatory overlooking a 95ft secluded and west facing rear garden with a single garage and driveway providing generous off-road parking occupying a larger than average private plot measuring in excess ¼ of an acre, with direct access onto West Moors plantation and situated in a peaceful cul-de-sac location.

This superbly positioned and spacious bungalow has undergone a number of improvements which include a beautifully finished kitchen/breakfast/dining room and solar panels which are owned by the current owners. This includes a 13.5 kw store. Both the solar panels and battery store reduce the electricity costs by approximately 50% and also provides a yearly income.

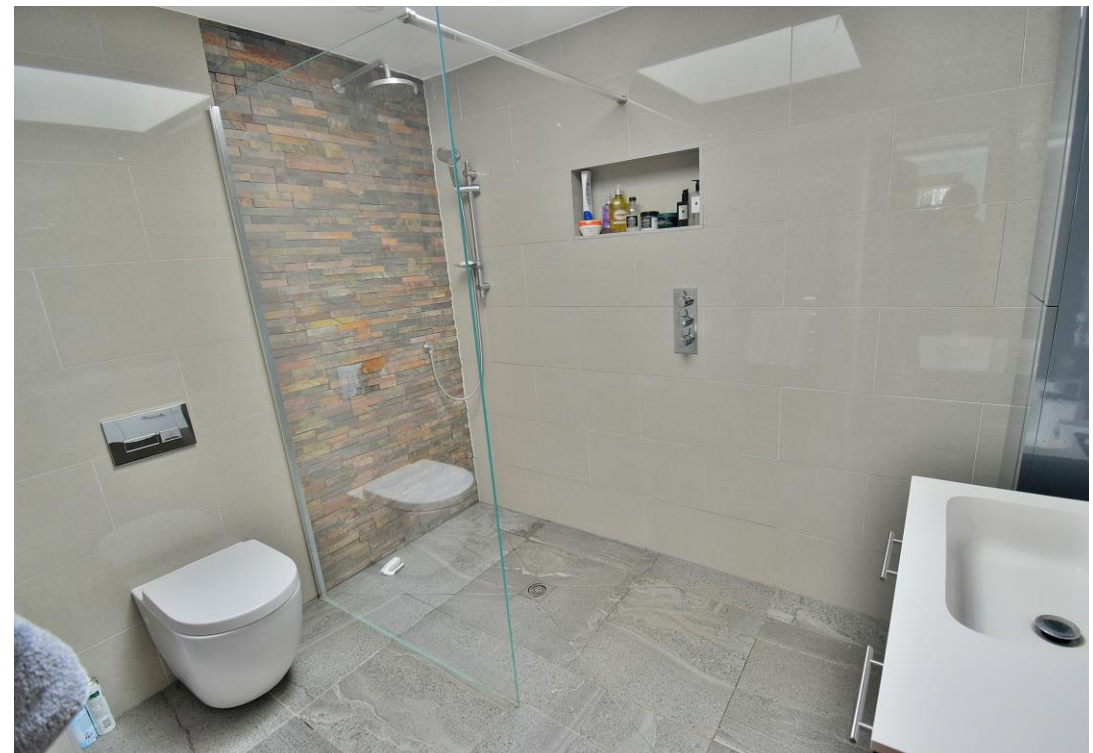
The plot position is also a superb feature and this 2,089 sq ft deceptively spacious bungalow must be seen to be fully appreciated.

- **2,089 sq ft extended four bedroom detached bungalow has a secluded west facing rear garden, whilst occupying a secluded plot measuring in excess of 1/4 of an acre and direct access onto West Moors plantation**
- **Spacious entrance hall**
- **19ft Impressive and dual aspect lounge.** An attractive focal point of the room is a wood burning stove sat on a granite hearth, exposed brick surround and wooden mantle above, double glazed French doors that lead out into garden room
- **18ft Garden/day room** which enjoys glorious views over the secluded west facing rear garden and has double glazed French doors giving access
- **18ft x 17ft kitchen/breakfast/dining room** which enjoys a dual aspect
- **Kitchen/breakfast area** has been beautifully finished with extensive quartz worktops, matching upstands and an inset Belfast sink. There is a central island unit also finished with quartz worktop which continues round to form a breakfast bar. There is an excellent range of high quality appliances, to include NEFF twin ovens, NEFF pop up extractor, integrated washing machine and dishwasher, with integrated NEFF microwave and space for an American style fridge/freezer and an atrium style ceiling skylight which floods this fantastic space with lots of natural light.
- **Dining area** has ample space for a six seater dining table and chairs and a wall mounted gas fired boiler
- **Bedroom one** is an impressive 18ft x 12ft double bedroom with two fitted double wardrobes
- **Bedrooms two and three** are both large double bedrooms
- **Bedroom four** is a good-sized single bedroom currently used as an office
- **Refitted family wet room** incorporating a large walk-in shower area with chrome rain drop showerhead and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring
- **Separate cloakroom** with WC
- **Further benefits** include double glazing, gas fired heating system, solar panels, a 13.5 kilowatt battery store and a water softener

COUNCIL TAX BAND: D

EPC RATING: A



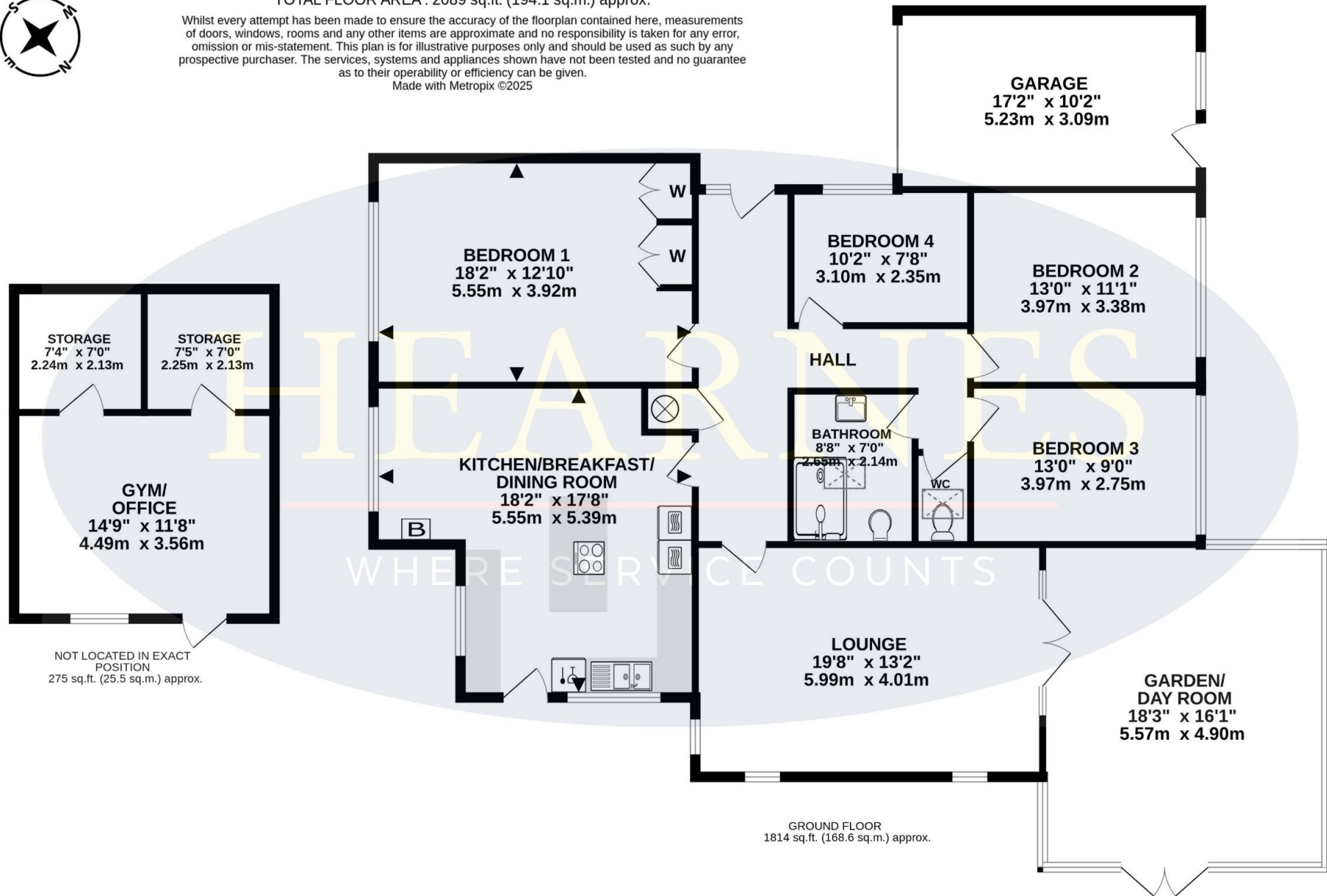




TOTAL FLOOR AREA : 2089 sq.ft. (194.1 sq.m.) approx.

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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Backing on West Moors plantation with direct access



Backing on West Moors plantation with direct access



Outside

- The **rear garden** is without doubt a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 95ft x 65ft. The garden itself is predominately laid to lawn. At the far corner of the garden there is a **gym/office** which has been subdivided to create two additional storage rooms. The current gym/office area measures 14ft 9in x 11ft 8in, whilst the two storage rooms measure 7ft 4in x 7ft and 7ft 5in x 7ft. In the opposite corner of the garden there is a pedestrian gate which gives direct access out into acres of protected woodland which is West Moors plantation. Also, within the garden there is a above ground heated swimming pool and adjoining the side of the property there is a large Indian Sandstone paved patio which provides a **secluded barbecue** and entertaining area with a partly covered area, a paved path leading round to an additional woodstore and side gate.
- There is a small area of **front lawn** and a **front driveway** which provides generous off-road parking with several vehicles.
- A **single garage** which has a remote control up and over door, rear personal door and light and power.

West Moors offers a good selection of day-to-day amenities, with the village centre located approximately 1 mile away. Ferndown town centre is located approximately 2 miles away and offers an excellent range of shopping, leisure and recreational facilities, whilst the market towns of Ringwood and Wimborne are located approximately 5.5 miles and 6.5 miles away respectively



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