



Dudsbury Avenue

*Ferndown, BH22 8DT*

SPENCERS  
NEW FOREST









## The Property

An immaculately presented, modern detached residence, which has recently undergone a comprehensive programme of renovation and improvements, with the result being a high quality, impressive family home boasting superb attention to detail throughout. This wonderful home is spacious and offers flexible accommodation, catered for by a versatile layout.

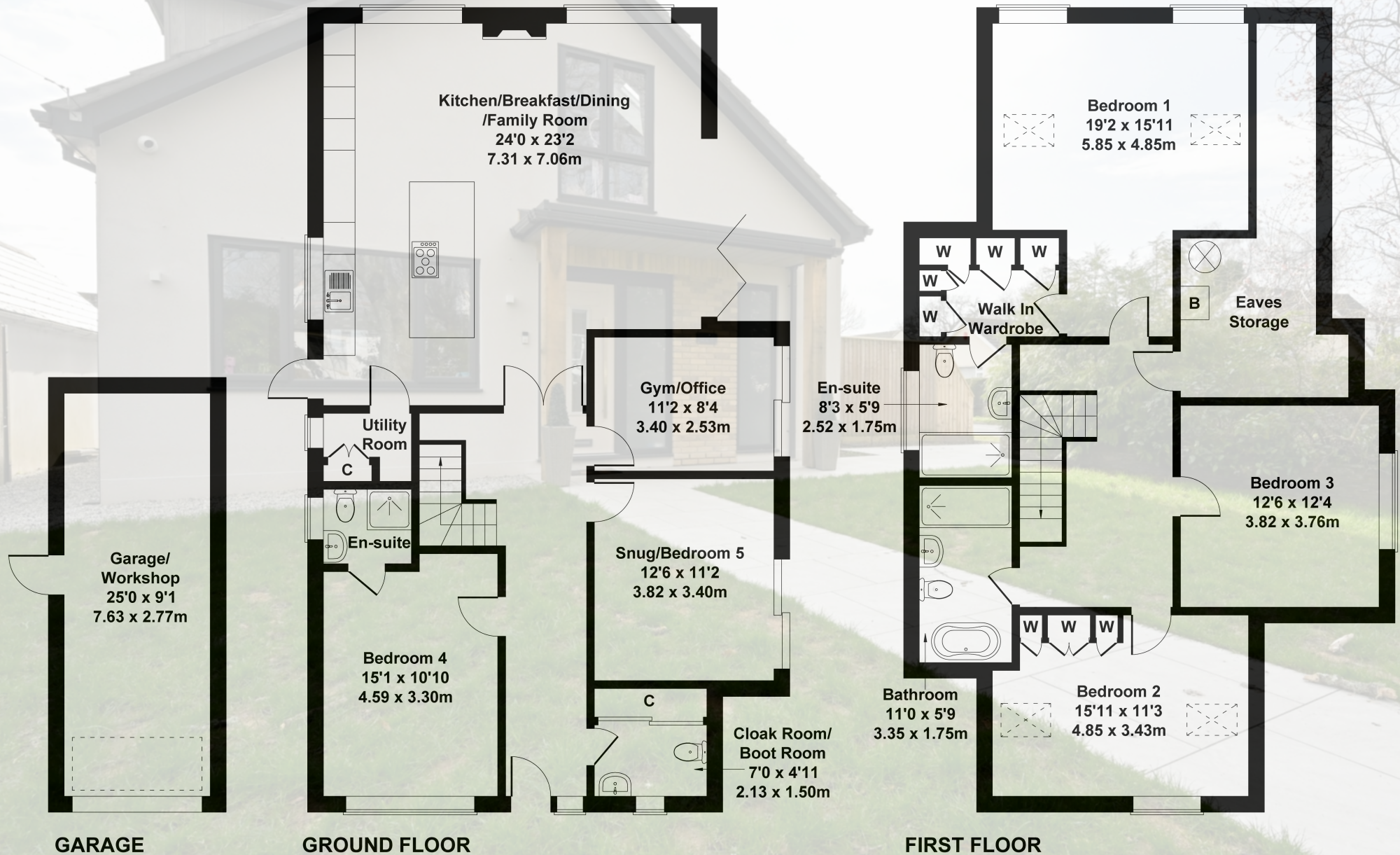
- An impressive family room, which is the real 'hub of the home' featuring an open-plan kitchen/breakfast/dining/family area. This space is complimented by a fine specification and quality materials, such as integrated Miele appliances, attractive quartz worktops and a log burner.
- A substantial reception area, with a wood burning stove, accentuated by a healthy amount of lounge areas, perfect for families and guests.
- Underfloor heating to the ground floor.
- Welcoming and grand entrance, including an oak staircase and glass balustrades.
- A versatile snug, which could also serve as a fifth ground floor bedroom, depending on personal preference
- Four spacious bedrooms, including a stunning principal suite, with vaulted ceilings, electrically operated Velux roof windows, with integrated blinds and a walk-in wardrobe. This impressive room also features a contemporary and large en-suite shower room, with features such as a raindrop shower head, vanity storage and attractive tiles.
- The guest bedroom is also impressive in size, with fitted wardrobes, electrically operated Velux windows and integrated blinds.
- A high specification and substantial family bathroom, featuring a walk-in shower area, attractive tiling and flooring, with integrated lighting.





# FLOOR PLAN

Approximate Gross Internal Area  
2390 sq ft - 222 sq m  
(Excluding Eaves Storage)



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





## Additional Information

Council Tax Band: E

Energy Performance Rating: C Current: 73C Potential: 83B

Mains connection to water, gas, electricity and drainage

Gas central heating

FFTP - Fibre to the property directly

Available download speeds of 1800 Mbps (Ultrafast)

Property affected by a tree preservation order (TPO)

The property is fitted with CCTV and an intruder alarm, both of which can be remotely accessed for peace of mind.

## The Situation

A pleasant and established residential road within easy reach of the town centre of Ferndown. The town offers a good range of shops, leisure facilities, cafes, restaurants and a championship golf course. Excellent road links provide convenient access to the larger coastal towns of Bournemouth, Christchurch and Poole, with their beautiful beaches (approx. 10 miles south). The easily accessible A31 provides links to the historic market town of Ringwood and the beautiful New Forest, offering thousands of acres of natural heath and woodland (approx. 6 miles east). Southampton is approximately 25 miles east (via the M27) and there are airports at both Southampton and Bournemouth.









## Grounds and Gardens

The rear and side gardens feature privacy and seclusion, benefiting from a south and westerly aspect. There is also an attractive, porcelain paved patio. The rear garden is mainly laid to lawn and includes a graveled path leading onto driveway and garage. The outside space continues to shine and is further complimented by a detached garage/workshop.

## Directions

Exit Ringwood via the A31, heading west towards Ferndown for approximately 5 miles. At the roundabout adjacent to the supermarket, take the first exit and continue straight. Proceed through the next two sets of traffic lights, then turn left onto Dudsbury Avenue. Continue for 0.1 miles and the property will be on your right-hand side.







For more information or to arrange a viewing please contact us:

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