

The Warren, Badgers Walk, Ferndown BH22 9QF





The show home



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# *“A simply stunning and brand new executive family home occupying a large private plot”*

**FREEHOLD PRICE £1,225,000**

This superbly appointed and cleverly designed four double bedrooms, two bathrooms, one shower room, two reception rooms, brand new detached family home has a double garage with an additional room above. Sitting proudly on a large private plot, whilst tucked away in a sought after yet convenient location.

This exclusive development was built by Stanborough Construction, the development combines traditional construction values, finished to the highest specification and carefully selected quality materials provide a luxurious finish-

No expense has been spared with the overall finish which is noticeable throughout. This particular Greystoke design is a stylish country inspired residence offering well planned living accommodation and benefitting from an additional room above the double garage

- **Four double bedroom detached family home with a double garage and room above**

## **Ground Floor:**

- Impressive **reception hall** with double doors leading into the living room and kitchen
- Good size ground floor **cloakroom**
- Beautifully finished **kitchen** incorporating quartz worktops and upstands with an excellent range of shaker style units with soft closing doors and draws, excellent range of Neff integrated appliances, LED cabinet lighting, ceramic tiled flooring
- Generous size **utility room** with spaces for washing machine and tumble dryer
- **15ft Family/dining room** enjoying a dual aspect with double glazed French doors leading out into the rear garden
- **17ft living room** enjoying a dual aspect with bi-fold doors leading out into the rear garden
- **Office** with staircase giving access to the room above the garage

## **First Floor:**

- Impressive part **galleried landing**
- **17 ft master bedroom**
- **Ensuite bathroom/shower room**, luxuriously appointed and beautifully finished with Vitra contemporary sanitary ware with chrome fittings, modern vanity sink units, heated towel rails, recess lighting and LED downlighting, shaver socket, Minoli ceramic tiles
- Good sized dual aspect **guest bedroom**
- **Ensuite shower room** also beautifully finished with Vitra contemporary sanitary ware with chrome fittings
- **Two further double bedrooms**
- Luxuriously appointed **family bathroom** with Vitra contemporary sanitary ware with chrome fittings

**Further benefits** include gas fired underfloor heating system throughout the ground floor with radiators to the first floor, security alarm, double glazing, hardwood front door, 10 year structural NHBC builders guarantee and the property is also offered with no onward chain.

**COUNCIL TAX BAND: TBC**

**EPC RATING: TBC**



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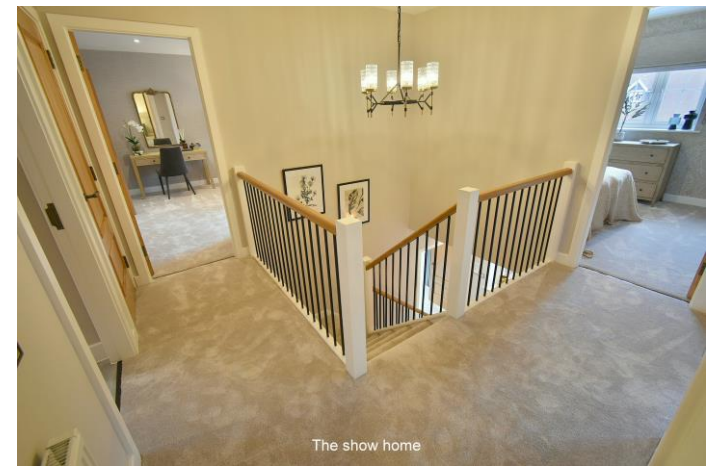
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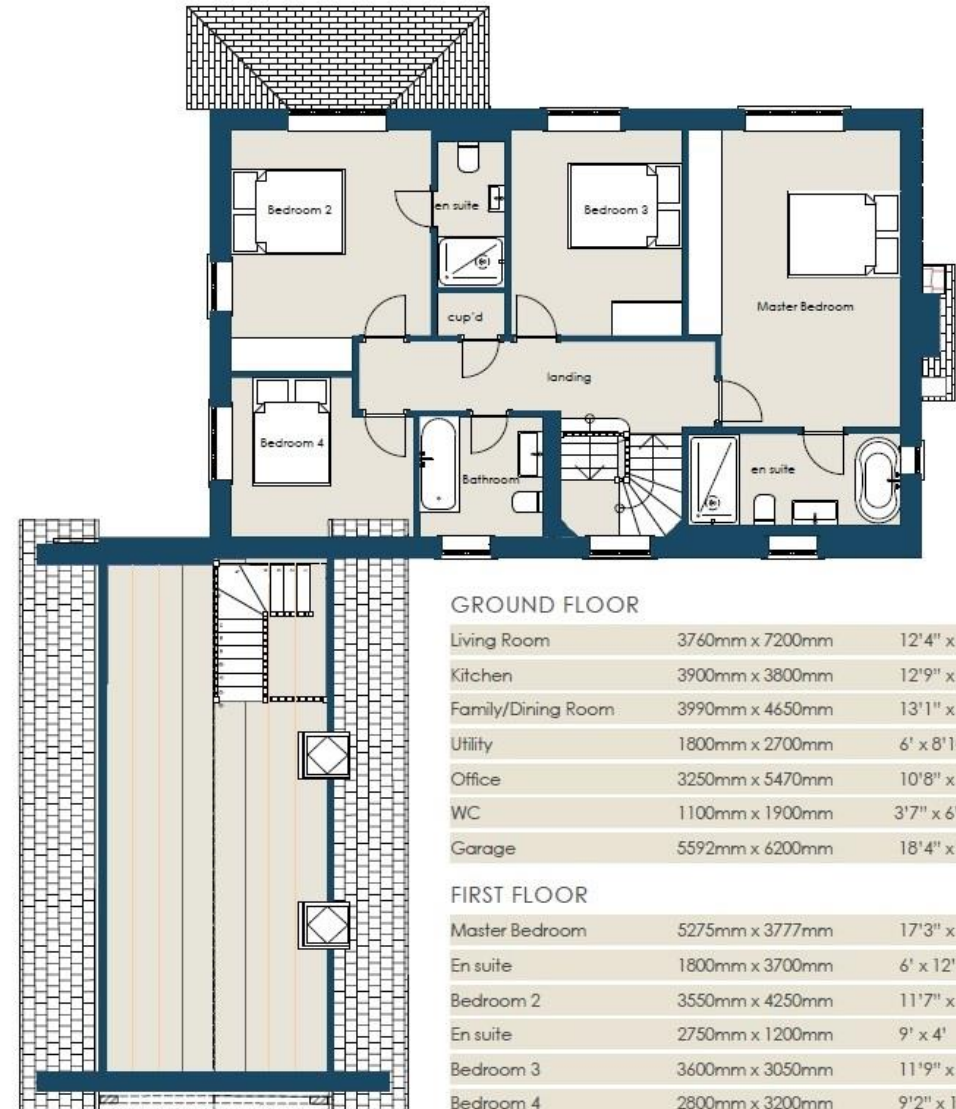
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**GROUND FLOOR**

Living Room	3760mm x 7200mm	12'4" x 17'3"
Kitchen	3900mm x 3800mm	12'9" x 12'5"
Family/Dining Room	3990mm x 4650mm	13'1" x 15'3"
Utility	1800mm x 2700mm	6' x 8'10"
Office	3250mm x 5470mm	10'8" x 17'11"
WC	1100mm x 1900mm	3'7" x 6'2"
Garage	5592mm x 6200mm	18'4" x 20'4"

**FIRST FLOOR**

Master Bedroom	5275mm x 3777mm	17'3" x 12'4"
En suite	1800mm x 3700mm	6' x 12'1"
Bedroom 2	3550mm x 4250mm	11'7" x 13'11"
En suite	2750mm x 1200mm	9' x 4'
Bedroom 3	3600mm x 3050mm	11'9" x 10'
Bedroom 4	2800mm x 3200mm	9'2" x 10'6"
Bathroom	2100mm x 2400mm	6'10" x 7'10"
Room over garage	6600mm x 2300mm	21'7" x 7'6"
Overall Square footage	204.85 sq m	2205 sq ft
Garage footage	30.37 sq m	327 sq ft

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.



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## Outside

- The **rear garden** is a generous size, will be fully enclosed and landscaped.
- The **front driveway** provides generous off-road parking and in turn leads up to a double garage
- **Double garage** has two up and over doors, light and power and a rear personal door with a further door leading directly into the property

Ferndowns town centre is located approximately 1mile away, whilst the market towns of Wimborne and Ringwood are both located approximately 6 miles away.



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