

Pringles Drive

Ferndown, Dorset, BH22 8BN



HEARNES

WHERE SERVICE COUNTS



“Luxurious high specification 5,100 sq ft family home providing stunning open plan living in this premier location”

FREEHOLD PRICE £1,600,000

Simply stunning, spacious, modern detached family residence, thoughtfully designed and built in 2020 to a high standard, incorporating a vast open plan 65ft 1in x 22ft 3in kitchen/family/living space alongside a formal lounge and four first floor double bedrooms, served by two stylish and luxury en-suites and a family bathroom.

Other benefits include engineered oak flooring with underfloor heating throughout, a matching oak bespoke staircase with tasteful LED lighting. The ground floor has floor to ceiling windows throughout giving fully panoramic views of the wrap around garden and maximises the light from the south facing garden. The kitchen units are bespoke, with leatherned quartz worktops and a large matching leatherned quartz backsplash. There are bi-fold doors leading from the dining and pool table spaces opening up to a large porcelain patio.

The ground floor has a formal living room with a large bespoke TV unit with LED downlights and an 85” TV with a complete cinema sound system. A pool table orangery with LED lighting in the skylight and an office/studio/gym space in the large converted garage.

The house is a SMART HOUSE on a control 4 system which operates the electronic blinds, indoor/outdoor Phillips lighting, Heatmister heating, HIK security cameras, Texecom alarm, Hik door bell video and home sound system all from the touch pad screen on the wall in the kitchen, from the phone app or living room remote.

There are pairs of Titan music speakers in the ceilings throughout the house which are Alexa controlled, you can ask Alexa questions or ask her to play music in the kitchen, dining, living room, cinema room, bedrooms 1,2 and 3 and the main bedroom en-suite.

All downstairs lighting is dimmable through Control 4 with preset lighting scenes depending on the time of day. There are coloured spotlights around the pool table perfect for parties, and the office has an LED lighting system, blinds and air con again on Control 4. The blinds are automated, 8am open and to go down at dusk.

There is a Unify WiFi system with 4 hard wired receivers spread across the house so there are no ‘bad spots’ for WiFi and the TV’s are hard wired to the internet.

- **Stunning, luxurious, high specification 5,500 sq ft family home set in one of Ferndown’s most prestigious locations offering an abundance of high quality features**

Ground Floor:

- Impressive and spacious **reception hall** with engineered oak flooring which runs through the ground floor along with underfloor heating. Beautiful, open plan wooden stairs lead up to the first floor with double doors through to the sitting/dining/family area
- **Open plan living space** measuring 36ft 2in x 22ft 3in. Exceptional and simply vast open plan family space with extensive floor to ceiling windows and bi-fold doors providing panoramic views of the garden
- **The dining area** is an extensive area perfect for entertaining family & friends
- Luxuriously fitted bespoke **kitchen area** measuring 28ft 9in x 21ft 7in and is fitted in a custom built range of floor mounted modern fronted units with stunning leatherned quartz worktops and a large matching leatherned quartz back splash wall. The large custom built island unit with storage below also has the matching leatherned quartz worktop. Range of high quality integrated Neff appliances to include a built in coffee machine
- **Built in bar area** with the same bespoke units and leatherned quartz worktop, including glass shelving, a mirrored back splash and wine fridge
- **Utility room** with matching units and leatherned quartz worktops with single basin, space for tumble dryer and washing machine
- The **family living space** is a vast open plan space with a modern bespoke TV unit with shelving to either side and simulated fire beneath creating a very attractive focal point in the room
- The formal **living room** gives a feeling of stylish serenity, enjoying a dual aspect, with a vast bespoke TV unit created approximately one year ago housing an XL electric colour changing fireplace and an 85” TV with an Anthony Gallo speaker surround sound system in the ceiling, a Triad sub woofer, sound bar and a Denon AVR making it great for watching films
- **Cloakroom** WC fitted in a stylish white suite with a made to measure basin unit to match the kitchen with a leatherned Quartz worktop
- **Office/studio/gym** with an LED lighting system, floor to ceiling windows with electronic blinds and air conditioning

First Floor:

- The attractive, bespoke **staircase** leads to the spacious **landing** with recently added airing cupboard framing a Velux window
- **Main bedroom** suite measuring 29’2” x 23’6” with fitted wall to ceiling wardrobes, walk-in storage cupboard, en-suite and double doors leading to Juliette balcony offering extensive views over the rear garden
- **Spacious en-suite** shower room fitted in a modern white suite comprising large walk-in shower cubicle, marble stone double wash hand basin & WC, fully tiled walls and flooring
- **Bedroom two** is a large double bedroom with en-suite
- **En-suite bathroom** fitted in a modern white suite comprising bath with shower over, wash hand basin & WC, fully tiled walls and flooring
- **Bedroom three** is also a double bedroom with a vaulted high ceiling, two attractive box shaped Dorma feature windows and a gorgeous large peaked window with views of the garden
- **Bedroom four** is dual aspect double bedroom with attractive large front peaked window and side Dorma window with views of the golf course in the distance
- Luxuriously appointed **family bathroom** fitted in a stylish white suite incorporating a large shower, free standing bath, fully tiled walls and flooring

COUNCIL TAX BAND: G

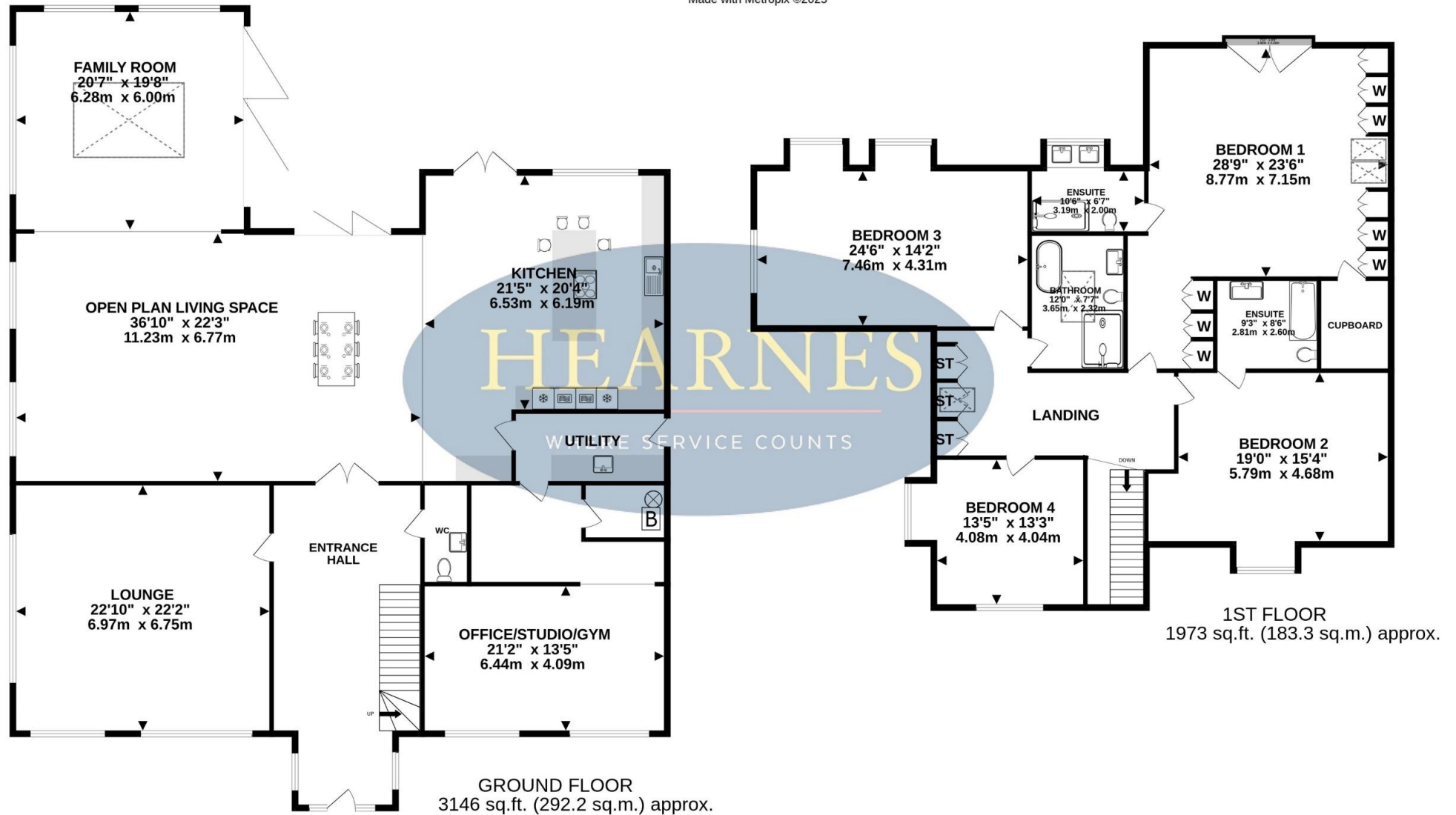
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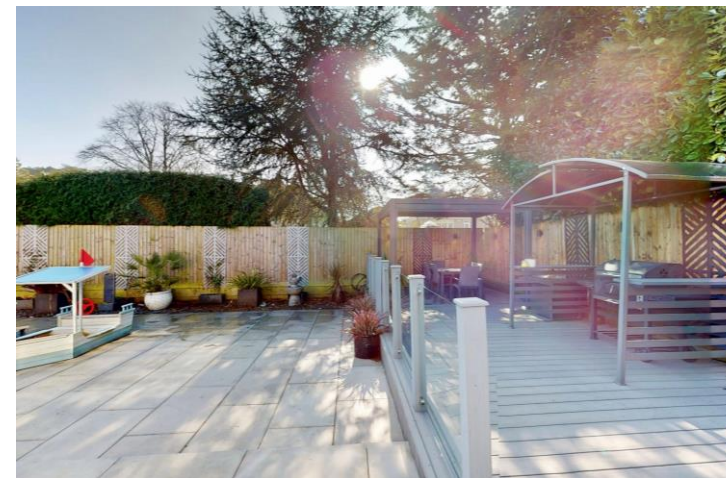
TOTAL FLOOR AREA : 5119 sq.ft. (475.5 sq.m.) approx.

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 property is located on a corner plot just off Golf Links Road, set on a plot of a total 0.41 of an acre in one of the most prestigious areas in Ferndown and close to Ferndown's Championship Golf Course and its club house
- An extensive gravelled **front in and out driveway** offers ample off road parking, with side gates on either side of the property giving access to the rear garden
- **The side garden** is a superb feature of the property as it measures approximately 130ft x 40ft, with a garden shed. The garden is enclosed and enjoys an impressive southerly aspect. There is an extensive area of patio adjacent to the rear of the property measuring approximately 70ft x 40ft with a decked area added approximately 1 year ago with beautiful pergola. The patio is a sun trap as is also enjoys a southerly aspect
- **The garage** has been converted by the owner, who has planning permission granted for the construction of a single garage at the front and a gym space at the back to run the whole length of the side of the house, which would be accessed via the utility side door

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown is located approximately 900 metres away.



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