

Great Oak

Ringwood Road, Ferndown, Dorset, BH22 9AD



HEARNES

WHERE SERVICE COUNTS



“An immaculately presented and extremely attractive Victorian family home, with a four car garage, car port and two vehicle accesses, sitting proudly on a secluded plot measuring in excess of ¼ of an acre”

FREEHOLD PRICE £600,000

An immaculately presented and extremely attractive four bedroom, one bathroom, two en-suite, two reception room detached family home has a 12ft conservatory, driveway providing generous off-road parking, four car garage, car port, immaculately kept secluded gardens and two vehicle accesses. Sitting centrally on a private plot measuring in excess of ¼ of an acre.

Over the years the property has maintained its charm and character with wood burning stoves and replacement double glazed sash windows. This is a rare opportunity to purchase a handsome double fronted Victorian family home, which also has annexe potential with the outbuildings which could be converted (STP), and the added advantage of two vehicle accesses.

The property now comes to the market offered with no onward chain.

- **Attractive Victorian four bedroom detached family home with a four car garage, car port and driveway providing generous off-road parking, occupying a plot measuring in excess of 1/4 of an acre**

Ground Floor:

- **19ft Dining room** with wood burning stove creating an attractive focal point, stairs rising to the first floor and a bay window overlooking the front garden
- **Lounge** also with a wood burning stove creating an attractive focal point and a bay window overlooking the front garden
- Generous sized **kitchen** incorporating ample work surfaces, a good range of base and wall units, wood burning stove/cooker which also provides central heating and hot water, recess and plumbing for a dishwasher, recess for a fridge, window to the side aspect and a tiled floor
- **Inner lobby** with a door leading out to the conservatory, door to a cloakroom and an opening through to the utility room
- **Cloakroom** finished in a white suite incorporating a WC with concealed cistern, wall mounted wash hand basin, tiled floor, partly tiled walls and a wall mounted gas-fired boiler which provides hot water
- **12ft Conservatory** with fitted storage cupboards, a woodburning stove and double glazed French doors leading out to the rear garden and driveway

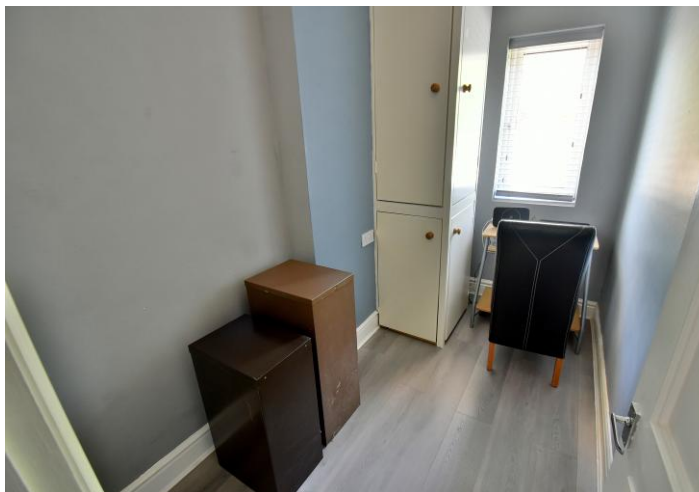
First Floor:

- Spacious **landing**
- **Bedroom one** is a generous sized double bedroom with fitted wardrobes a wood burning stove and a bay window overlooking the front garden
- **En-suite cloakroom**
- **Bedroom two** is also a generous sized double bedroom with a bay window overlooking the front garden
- **En-suite cloakroom**
- **Bedroom three** is a single bedroom
- **Bedroom four** is currently used as an office
- Spacious **family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, corner shower cubicle with chrome raindrop shower head, pedestal wash hand basin, WC and partly tiled walls
- **Further benefits** include double glazing, gas fired hot water with the heating providing by the wood burner. The property now also comes to the market offered with no onward chain.

COUNCIL TAX BAND: E

EPC RATING: D

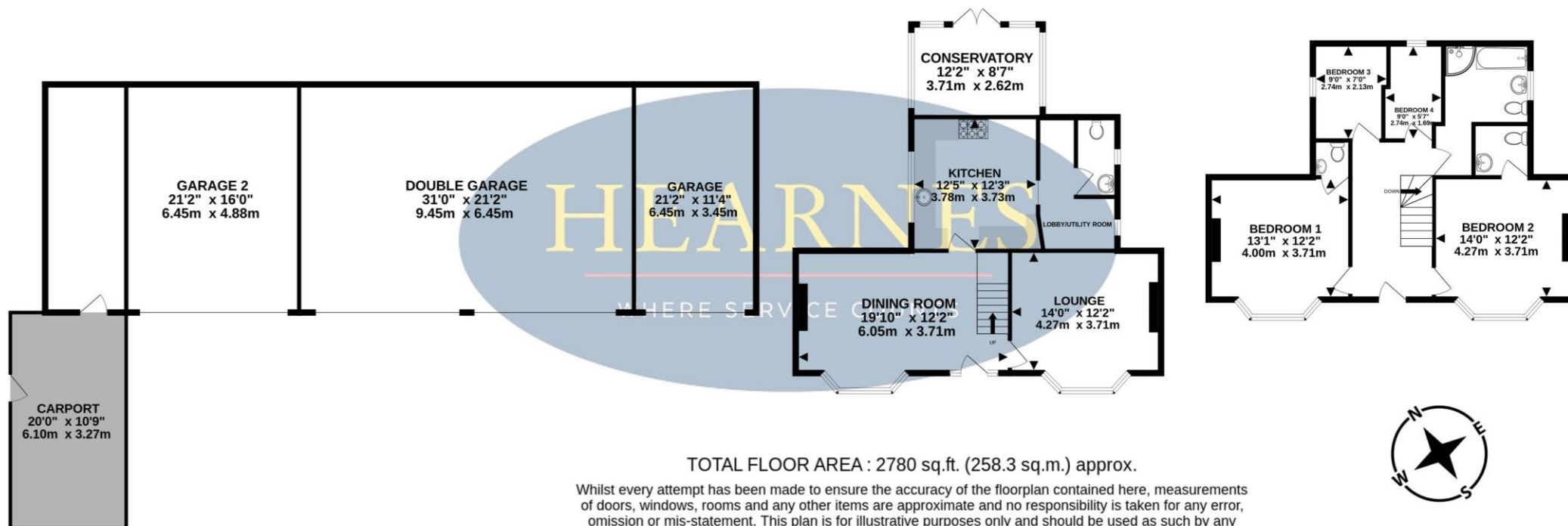




NOT LOCATED IN EXACT
POSITION
1393 sq.ft. (129.4 sq.m.) approx.

GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.

1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 2780 sq.ft. (258.3 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

- Wrought iron gates leading to a front and side gravelled driveway providing **generous off-road parking** for several vehicles and in turn leads round to a gravelled courtyard
- Good sized area of well-kept **front garden** which is stocked with many attractive plants and shrubs
- Area of lawned well-kept **rear garden** and a **summer house** with light
- **Garage complex** consisting of four single garages adjoining **store room** and a **car port**
- **Separate vehicles access** leading to a gravelled courtyard and garage complex, offering potential for the garage to be converted (subject to the necessary planning consents) offering **annexe potential**
- Located to the side of the property there is a decked seating area, greenhouse and a brick built outbuilding

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1 mile away. The market town of Wimborne offers a further selection of day to day amenities and is located approximately 4.5 miles away.



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