

# Stables Court

Ferndown, BH22 9FU



**HEARNES**

WHERE SERVICE COUNTS



# *“An exceptional modern individually styled semi detached family home set within the prestigious Bellway development offered with no chain”*

**FREEHOLD PRICE £430,000**

This beautifully presented modern family house combines high specification open plan living with a host of character features in a unique setting amongst mature surroundings.

Stables Court is as the name suggests part of a unique complex of similar homes providing convenience and low maintenance.

The pristine accommodation comprises three first floor bedrooms served by an stylish en suite shower and family bathrooms, formal sitting room and a stunning open plan kitchen/family room with double glazed doors giving access to the private rear garden. Other benefits include ground floor WC, double glazing, garden, garage, off road parking for several vehicles and remainder of the building guarantee.

- Attractive brick arched front timber door and storm porch to the reception hallway
- **Reception hallway** has porcelain tiled flooring continuing through into the kitchen, door to storage cupboard and further door to the cloakroom, stairs rising to the first floor
- **Kitchen/dining/family room** is a stunning open plan arrangement complimented by the white porcelain tiled flooring. The stylish kitchen area comprises a range of white gloss base and wall mounted units with adjoining worktops, integrated AEG oven and grill, inset ceramic hob with extractor above, 1.5 bowl single drainer sink unit with mixer taps, integrated and concealed washing machine, dishwasher and space for an American style fridge freezer, double glazed window and double glazed doors giving access to and overlooking the rear garden
- Delightful dual aspect **living room** with double glazed feature arched singular windows to the side and front aspects
- Ground floor **cloakroom** with WC and wash hand basin, tiled flooring, extractor fan

## **First floor:**

- **Landing** with hatch to loft and doors to all rooms, door to storage cupboard with slatted shelves
- **Bedroom one** has a double glazed window to the rear aspect, fitted wardrobes with mirror fronted sliding doors and door to:
- **En suite shower room** with stylish and modern suite comprising shower cubicle, floating vanity unit with Monobloc basin, WC, extractor fan, fully tiled walls and flooring
- **Bedroom two** is a dual aspect room with double glazed arched windows to the front aspect, two velux windows to the side aspect, range of fitted mirror fronted sliding door wardrobes
- **Bedroom three** has a double glazed window to the rear aspect
- **Family bathroom** with stylish matching suite comprising panelled bath with glazed shower screen and fitted Mira shower unit, floating vanity unit with Monobloc sink unit, WC, extractor fan, tiled walls and flooring

**COUNCIL TAX BAND: E**

**EPC RATING: B**

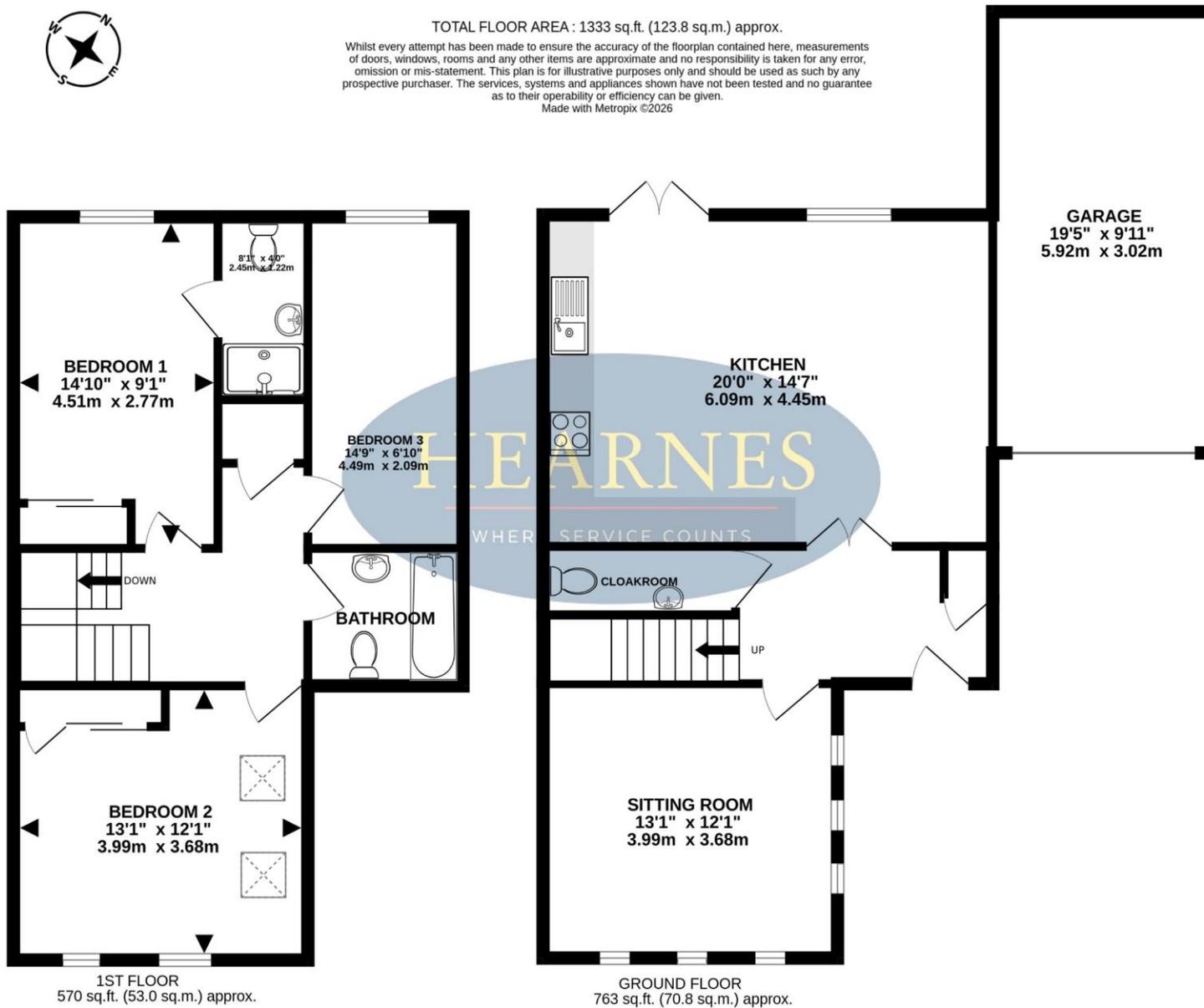




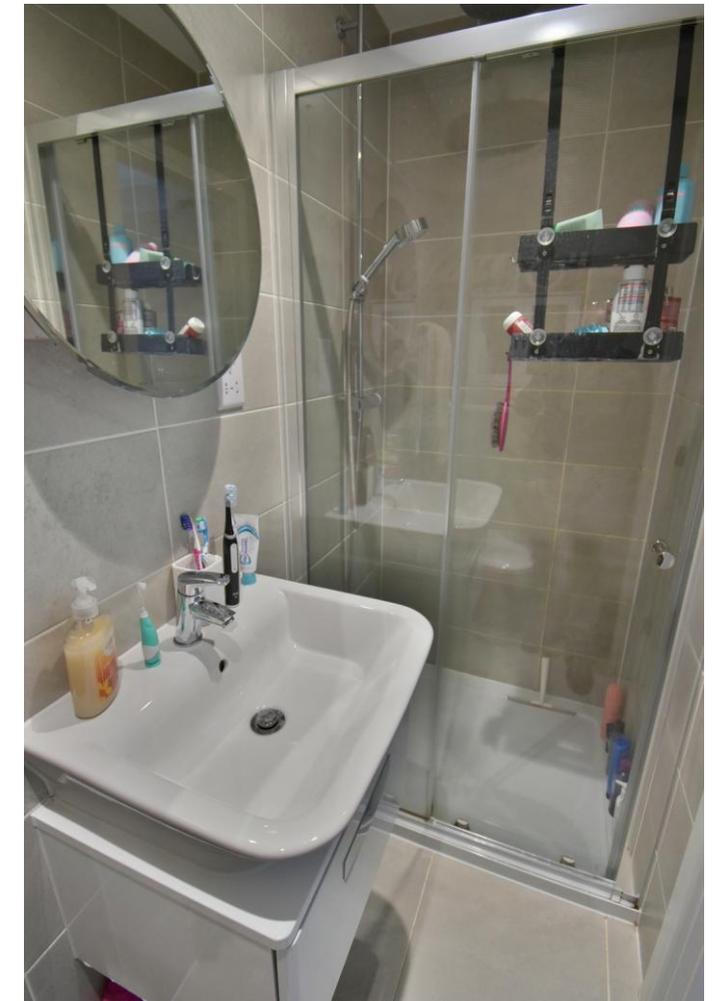


TOTAL FLOOR AREA : 1333 sq.ft. (123.8 sq.m.) approx.

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 **rear garden** is laid to level lawn with a section of raised decking and is enclosed by timber fencing
- Due to the position of the property there is ample parking for several vehicles on a paved **driveway** in this courtyard setting leading to the **garage**, gate leading to the rear garden

Stables Court occupies an extremely convenient location between Ferndown, West Parley and Wimborne built in 2019 by Bellway Homes and integrated to its surroundings within Holmwood Park SANG and Ferndown Common. There is also access to local Pubs, Longham Lakes and Nature Reserve, Hampreston First School and the popular Ferndown School catchments.

**Agents Note:** There is a £30 monthly service charge for maintenance of the grounds and external areas. The sellers are able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions.



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