

Golf Links Road

Ferndown, Dorset BH22 8BZ



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned and extremely versatile 2,300sq ft family home occupying a large corner plot measuring 0.25 of an acre”

FREEHOLD PRICE £860,000

This immaculately presented and extremely spacious five/six bedroom, three/four reception room, three bathroom, three shower room, detached chalet style family home has a 75ft enclosed garden with double car port, outbuilding and a front driveway providing generous off road parking for several vehicles. Occupying a corner plot measuring 0.25 of an acre, whilst enjoying a sought after location within Ferndown and approximately 100 metres from the clubhouse of Ferndown's championship golf course.

This light, spacious and versatile 2,300sq ft family home has undergone a number of improvements and is offered in immaculate condition. The accommodation gives options for multi generation living and is finished to an extremely high standard. The location is also a particular feature as it is situated approximately 800 metres from the town centre.

- **A 2,300sq ft five/six bedroom detached chalet style family home occupying a good sized corner plot measuring 0.25 of an acre**

Ground floor:

- Spacious **entrance hall** with a polished porcelain tiled floor
- **Lounge/dining room** with a bay window overlooking the front garden and an attractive focal point of the room is a open fireplace
- Ground floor **double bedroom**
- **En-suite shower room** finished in a stylish white suite
- Family **wet room** incorporating a good sized walk in shower area, wc, wash hand basin with vanity storage beneath, tiled floor
- **Dining room** with ample space for an eight seater dining table and chairs and a polished porcelain tiled floor
- **Kitchen** is beautifully finished with extensive granite worktops with attractive tiled splashbacks, a good range of base and wall units with underlighting, recess for American style fridge/freezer, recess for Range cooker with extractor canopy above, recess and plumbing for dishwasher, window overlooking the front garden, with door giving access into the rear garden, opening through into the lounge
- Generous sized **utility room** with recess and plumbing for washing machine, recess for fridge, cupboard housing wall mounted gas fired boiler and polished porcelain tiled floor
- 22' light and spacious **living room**, an attractive focal point of the room is a contemporary wood burning stove on a slate hearth, two sets of sliding patio doors offer a dual aspect and give access out into the rear garden. Staircase giving separate access to the first floor accommodation

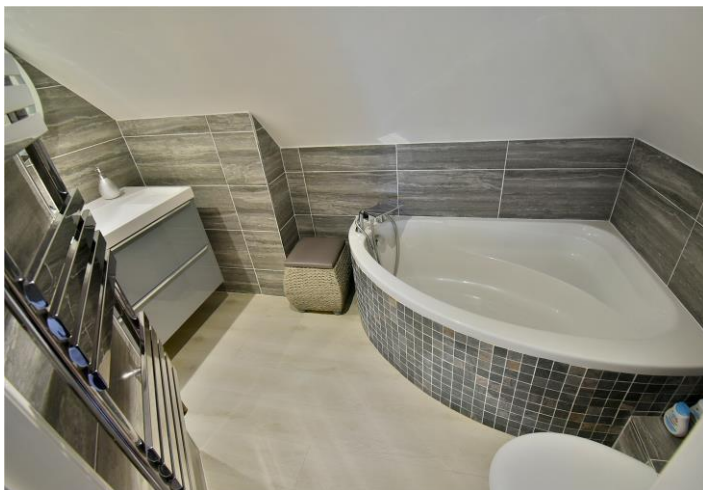
First floor:

- **First floor landing**
- Large **single bedroom** currently being used as an office
- **Double bedroom** with access into the eaves for useful storage
- Family **bathroom** finished in a stylish white suite incorporating a jacuzzi spa bath, wc with concealed cistern, wash hand basin with vanity storage beneath
- 19' impressive **double bedroom** with three fitted wardrobes, fitted drawer storage, door which gives access to the easterly first floor wing of the property and two further bedrooms
- **En-suite shower room** finished in stylish white suite
- **Second first floor landing**
- **Double bedroom** enjoying a dual aspect with two fitted double wardrobes
- **En-suite bathroom** finished in a stylish white suite incorporating a corner bath, wc, wash hand basin with vanity storage beneath, fully tiled walls
- Additional **double bedroom** with door giving access through to the westerly wing of the first floor accommodation
- **En-suite shower room** finished in a stylish white suite

COUNCIL TAX BAND: E

EPC RATING: D



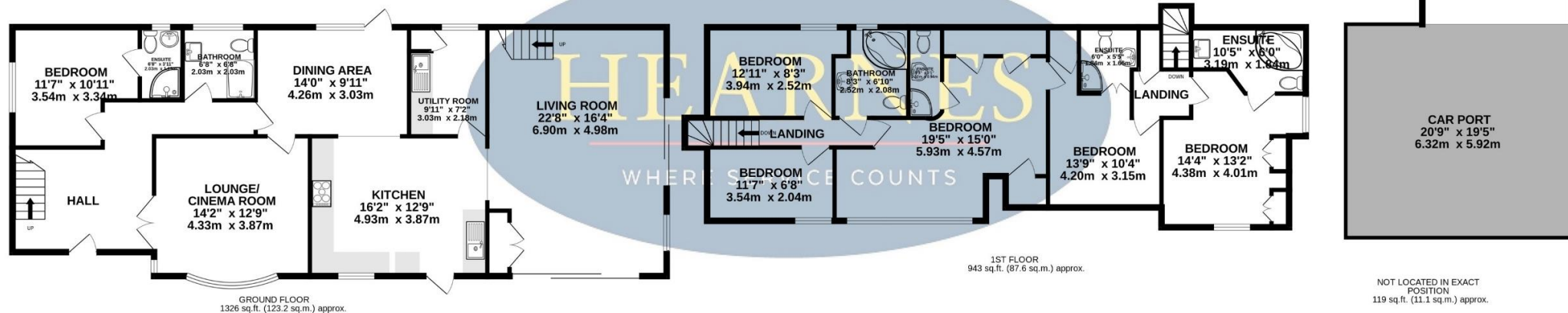




TOTAL FLOOR AREA : 2388 sq.ft. (221.9 sq.m.) approx.

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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AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- **A front and side driveway** provides generous off road parking for several vehicles. Electronically operated double wooden gates open onto a block paved driveway which continues down to a car port
- **The rear garden** is fully enclosed and measures approximately 75ft x 50ft
- Adjoining the rear of the property there is a **paved patio area** which continues around to join a side path which is a fantastic entertaining and family space with raised patio for hot tub, decked seating area and BBQ area
- The remainder of the **rear garden** is laid to lawn and is ornately shaped. There are well stocked shrub borders and flower beds and at the far end of the garden there is a further area of **patio, a double car port and outbuilding**
- **Further benefits include double glazing, and gas fired heating system**

Golf Links Road is widely regarded as the most prestigious road in the area with the golf clubhouse less than half a mile along the road. Ferndown town centre is just over a mile away with its excellent range of day-to-day facilities including shops, schools and leisure centre. Bournemouth & Poole are approximately 7 & 8 miles away respectively with the market towns of Ringwood and Wimborne both within easy striking distance. Southampton is just over 20 miles away.



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