

Lake Farm Close

Longham, Dorset, BH22 9BP



HEARNES

WHERE SERVICE COUNTS



“An attractive barn style family home with a south facing garden situated in a courtyard development”

FREEHOLD GUIDE PRICE £475,000

This superbly positioned and well presented three double bedroom, one bathroom, one shower room, three reception room detached barn style family home has a private south facing garden, detached single garage and driveway.

Lake Farm Close is a small select development of just 10 barn style homes situated in a pleasant semi rural location.

The property has some unique features and has been constructed to a high standard and has underfloor heating throughout the ground floor accommodation.

- **Three double bedroom detached barn style family home**
- Impressive 16' **reception hall** with vaulted ceiling and tiled floor
- Ground floor **cloakroom** finished in a modern white suite incorporating a WC, pedestal wash hand basin and tiled floor
- **Office** with French doors leading out onto a front patio area
- 20' Dual aspect **sitting room** with French doors leading out onto a front patio and a further set of French doors leading out onto the rear garden and patio. An attractive focal point of the room is a living flame contemporary electric fire with limestone surround
- 13' **Dining room/conservatory** which enjoys a pleasant outlook over the rear garden, has a tiled floor and French doors leading out into the rear garden
- Dual aspect **kitchen** incorporating ample rolltop worksurfaces with a good range of base and wall units, integrated gas hob and extractor canopy above, double oven, dishwasher, space for an American style fridge freezer, LED kick board lighting, cupboard housing a wall mounted gas fired boiler, feature window to the side aspect and an additional window overlooking the rear garden

First Floor

- A generous size and impressive first floor **galleried landing**
- The **master bedroom** enjoys a dual aspect with a pleasant open outlook, fitted wardrobes with sliding doors
- **En-suite shower room** finished in a modern white suite incorporating a separate shower cubicle, WC, pedestal wash hand basin, tiled floor, fully tiled walls
- **Bedroom two** is a good size double bedroom
- **Bedroom three** is a good size single bedroom with a fitted wardrobe
- **Family bathroom** finished in a modern white suite incorporating a panelled bath with mixer taps and shower hose, WC, pedestal wash hand basin, partly tiled walls, tiled flooring

COUNCIL TAX BAND: E

EPC RATING: C

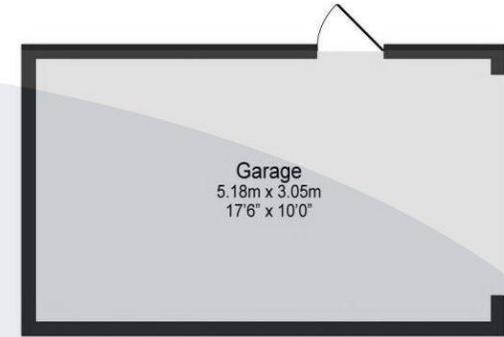




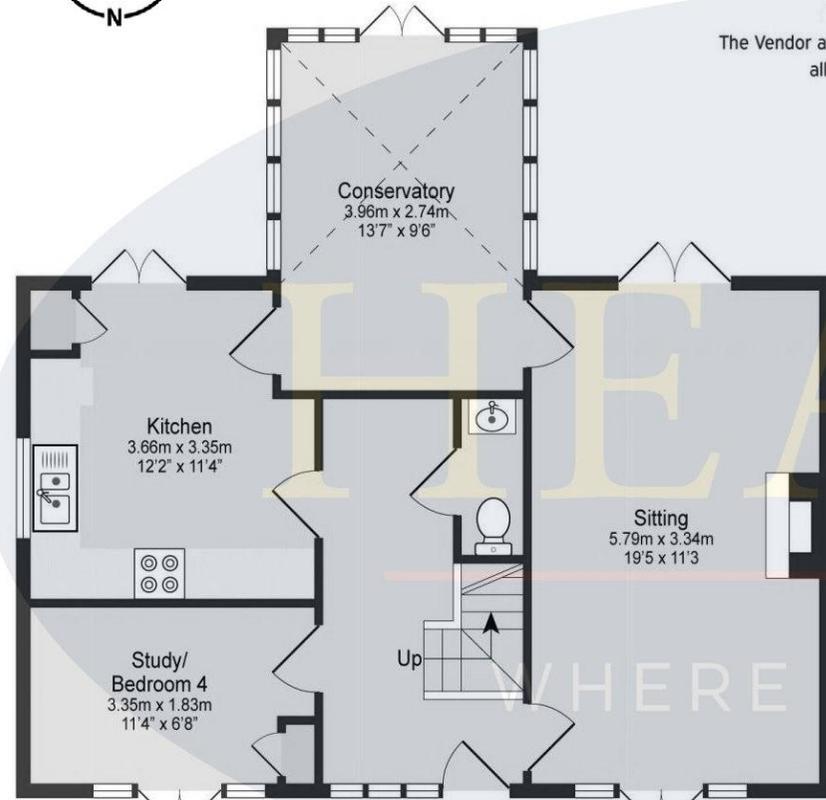


APPROXIMATE AREAS	
INTERNAL	1205.6 SQ/FT
EXTERNAL	168.9 SQ/FT

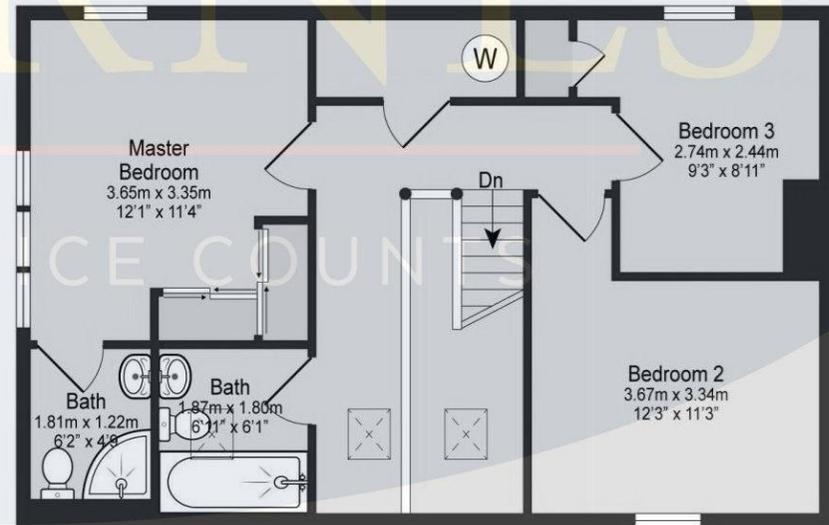
This information has been prepared as guide only.
The Vendor and Estate Agent, make no warranties as to its accuracy and all interested parties must rely on their own enquiries.



Outbuilding



Ground Floor



First Floor





Outside

- The **rear garden** is a superb feature of the property as it backs onto open green space and paddocks, therefore offers a good degree of privacy. The garden itself faces a southerly aspect and measures approximately 40' x 25'.
- Adjoining the rear of the property there is a paved patio area and a paved path leads round to a wide side access and gate. The remainder of the garden is predominantly laid to lawn and is bordered by well stocked flower beds
- To the front of the property there is a further area of patio/gravelled which could provide one off road parking space
- Detached single **garage** has a metal up and over door, light and power and a side door
- A **driveway** in front of the garage and an additional area in front of the house provides off road parking. There is also an area designated for visitors parking, the current vendor has two visitor parking permits allowing parking for visitors on site
- **Further benefits** include double glazing, a security alarm and a gas fired heating system
- **Agents Notes:** There is a monthly charge which is currently £37.84 for the maintenance of the communal areas

The market town of Wimborne offers a good selection of day to day amenities and is located approximately 2 miles away, whilst Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 4.5 miles away. Longham Lake is a large artificial reservoir lake offering a fantastic day out for the whole family, offering fishing, bird watching, canoeing and model yachting.



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