

Ham Lane

Ferndown, Dorset BH22 9DP



HEARNES

WHERE SERVICE COUNTS



“Spacious chalet style family home set in a semi-rural location backing onto open fields”

FREEHOLD PRICE £625,000

This well-proportioned detached chalet home occupies a wonderful plot measuring 0.2 of an acre and backs onto open fields providing an idyllic secluded outlook from an exceptional rear garden.

The accommodation comprises: four bedrooms, two of which are on the ground floor, all served by an en-suite shower room and large family bathroom, spacious living room with French doors and gas fire, adjacent reception/hobbies room and a superb open plan bespoke kitchen/day/family room with French doors overlooking and making full use of the aspect across the grounds and beyond. Other benefits include a ground floor cloakroom, integral access to the double garage, double glazing, gas central heating and driveway parking for several vehicles.

Ground floor:

- UPVC double glazed leaded picture window front door to immediate **entrance lobby** with double glazed windows and tiled floor continuing through the glazed single door to the main hallway
- **Hallway** with stairs to the first floor, door to understairs storage cupboard
- **Kitchen/dining/family room** is a wonderful open plan bespoke kitchen and living space comprising: range of stylish range of base and wall mounted units with adjoining solid oak worktops, space and gas point for Range cooker with extractor above, sink with mixer taps, integrated fridge and freezer, space for wine rack, integrated dishwasher, Karndean style wood flooring throughout into the dining space with further matching cupboard and worktops .double glazed window to the side aspect, double glazed French doors giving access and overlooking and making full use of the views across the garden and fields beyond
- **Cloakroom** with WC and wash hand basin, extractor fan, part tiled
- Light and spacious open plan **living room** with double glazed French doors with windows either side giving access and overlooking the rear garden, further double glazed window, brick built fireplace with hearth, wooden mantle and display plinths to either side with inset gas fire, wood panelling to half height, Karndean style wood flooring and door to:
- **Hobby/playroom** with a double glazed window to the front aspect (formerly the garage), continuation of Karndean flooring

First Floor:

- **Landing** with two double glazed windows to the rear aspect, part galleried section of landing, built in cupboard with hot water cylinder
- **Bedroom three** has a double glazed bay window to the front aspect
- **Bedroom four** has a double glazed bay window to the front aspect
- **First floor landing**
- **Bedroom one** has a double glazed window to the front aspect providing delightful far reaching views over farmland, range of fitted bedroom furniture, hatch to loft, wood laminate flooring, door to:
- **En-suite** with stylish modern suite comprising: dual width inset shower cubicle with overhead rainfall shower head, vanity unit with wash hand basin and WC. Extractor fan. Door to eaves storage
- **Bedroom two** has a double glazed window to the front aspect providing delightful far reaching views over farmland, door to eaves storage
- **Family bathroom** has a matching modern white suite comprising: P-shaped panelled bath with offset mixer taps, wall mounted shower attachment with modern tiled splashbacks continuing to half height with the wash hand basin and WC, two double glazed opaque windows to the rear and chrome ladder style towel rail

COUNCIL TAX BAND: E

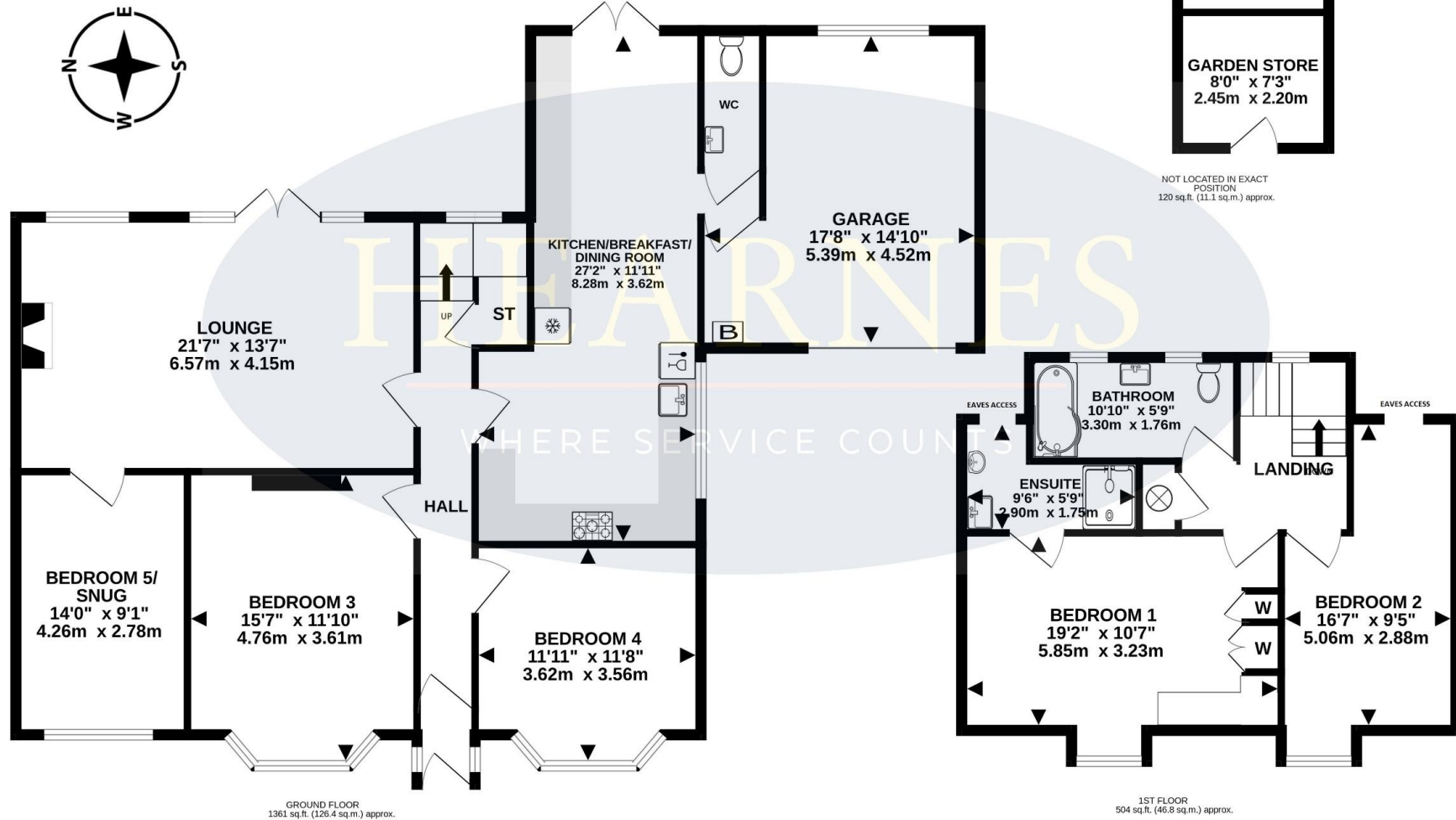
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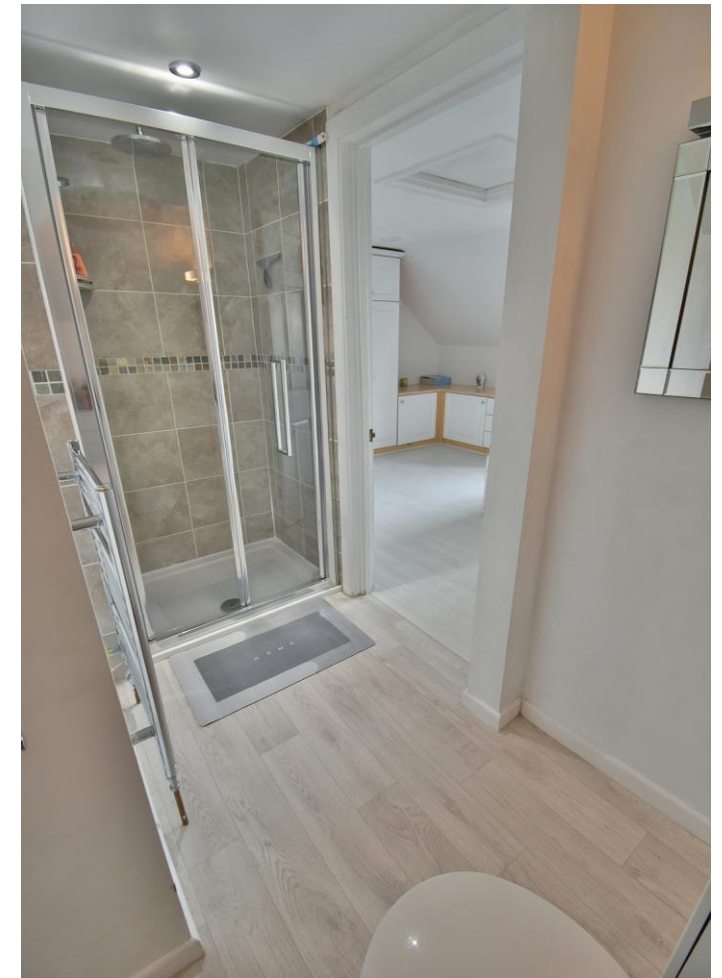


TOTAL FLOOR AREA : 1985 sq.ft. (184.4 sq.m.) approx.

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 a particular feature of the property providing an exceptional open and secluded outlook backing onto farmland and a mature wooded area beyond. There is a private patio area adjacent to the living room ideal for entertaining with outside lighting and a further section of artificial turf behind the garage looking across the garden. The entire garden is enclosed by a combination of timber fencing, mature well maintained hedging and a picturesque picket style fence on the rear boundary overlooking the fields. Gated side access
- The driveway has ample parking and turning space with gates access and space to the detached garage
- Detached double garage with up and over door with power and lighting and double glazed window to the rear

The market town of Wimborne is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away. From the open fields behind the property there are direct walkways which lead to both Ferndown Forest and Hampreston Woods.



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