

Meadow View

170 Ringwood Road, Longham, Dorset, BH22 8TD



HEARNES

WHERE SERVICE COUNTS



“A cleverly designed and luxuriously appointed 2,600 sq ft family home adjoining and overlooking open green space”

FREEHOLD PRICE £850,000

This brand new, simply stunning and superbly appointed four double bedroom, two shower room, one bathroom detached family home has been cleverly designed to maximise the delightful outlook over the adjoining open green space, with a 40ft kitchen/dining/day room opening out to a 44ft balcony enjoying uninterrupted views. The garden is surrounded by landscaped gardens with a gated entrance onto a driveway providing generous off-road parking.

No expense has been spared with the overall finish, with some lovely finishing touches which include underfloor heating throughout the ground and first floor accommodation, solar panels, air con and acoustic double glazing.

Meadow View is a brand new and unique 2,600 sq ft light, spacious and versatile family home which undoubtedly has the WOW factor. The property enjoys a sought after yet convenient semi-rural location convenient for both Wimborne and Ferndown.

- **Brand new stunning 2,600 sq ft four double bedroom detached family home occupying a landscaped and secluded plot**

Ground Floor:

- 24ft Impressive **entrance hall** with oak staircase, integrated LED lighting and frameless glass balustrade, immediately providing the WOW factor
- 19ft Dual aspect **bedroom one** with bi-fold doors and views over the adjoining landscaped garden and protected open green space
- **Dressing room** with an excellent range of fitted wardrobes, shelves and dressing table
- **Wet room** luxuriously appointed to incorporate a large walk-in shower area, chrome raindrop shower head and separate shower attachment, integrated automatic lighting, his and hers wash hand basins with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a good sized double bedroom enjoying a dual aspect, with bi-fold doors opening out to the landscaped rear garden and offering views over the adjoining protected open green space
- **En-suite wet room** sumptuously appointed to incorporate a walk-in shower area, chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, wc with concealed cistern, fully tiled walls and flooring and integrated LED lighting
- **Two additional double bedrooms**
- **Family bathroom/shower room** also luxuriously appointed to incorporate a freestanding pear drop contemporary bath, large separate shower cubicle, chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, fully tiled walls and flooring and integrated automatic lighting
- **Utility room** with extensive worktops, stainless steel sink unit, base and wall units, recess for washing machine and tumble dry

First Floor:

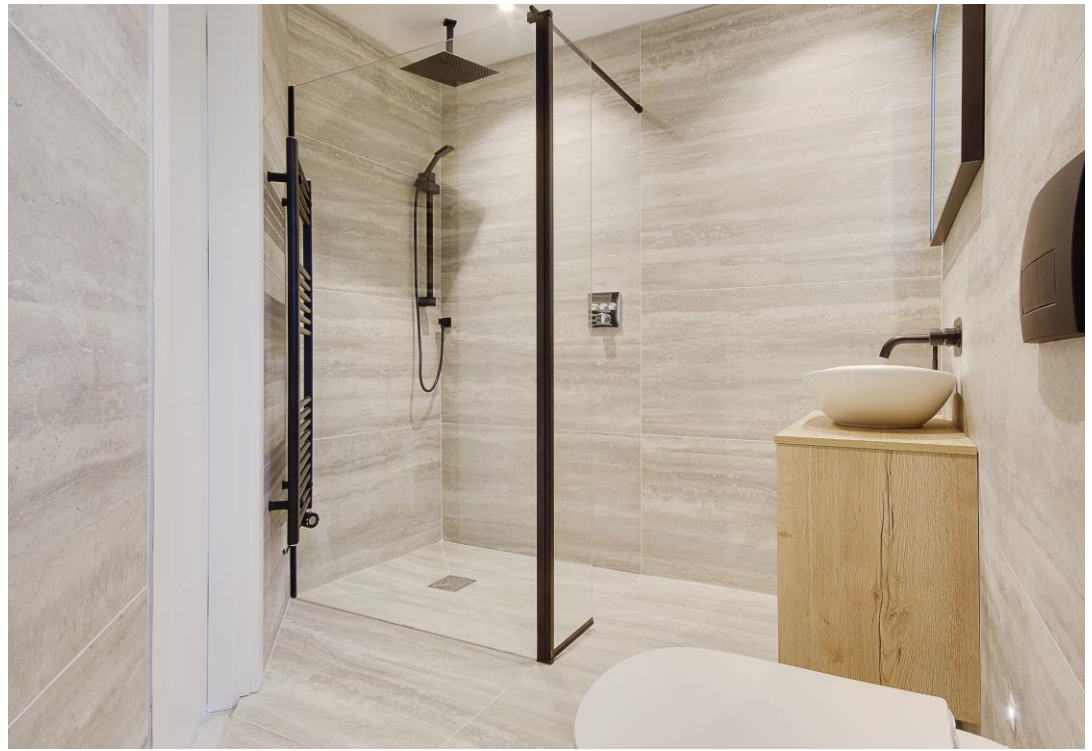
- Stunning open plan 40ft x 33ft **kitchen/dining/day room**. This room also has the WOW factor as it is flooded with lots of natural light, with a mixture of triangular windows, Velux windows, two large ceiling skylights and bi-fold doors opening to offer fantastic views over the adjoining protected open green space and access out to a 44ft balcony. This fantastic family and entertaining space also has air conditioning
- The **kitchen area** has been beautifully finished with extensive quartz work surfaces and matching upstands, a central island unit also finished in quartz, integrated Bosch induction hob with downdraft extractor, further range of high quality Bosch integrated appliances to include oven, combi oven, full height fridge/freezer and dishwasher
- **44ft Balcony** with composite decking enclosed by a glass balustrade
- **17ft Separate reception room** which has the flexibility to be used as required

This fantastic brand new family home has many benefits and features which include acoustic glazing throughout, electric Velux windows with wireless controls, LED lighting throughout, wet underfloor heating throughout both the ground floor and first floor accommodation, air source heat pump, 5KW of in roof solar panels, Air conditioning on the first floor and CCTV.

COUNCIL TAX BAND: TBC

EPC RATING: TBC

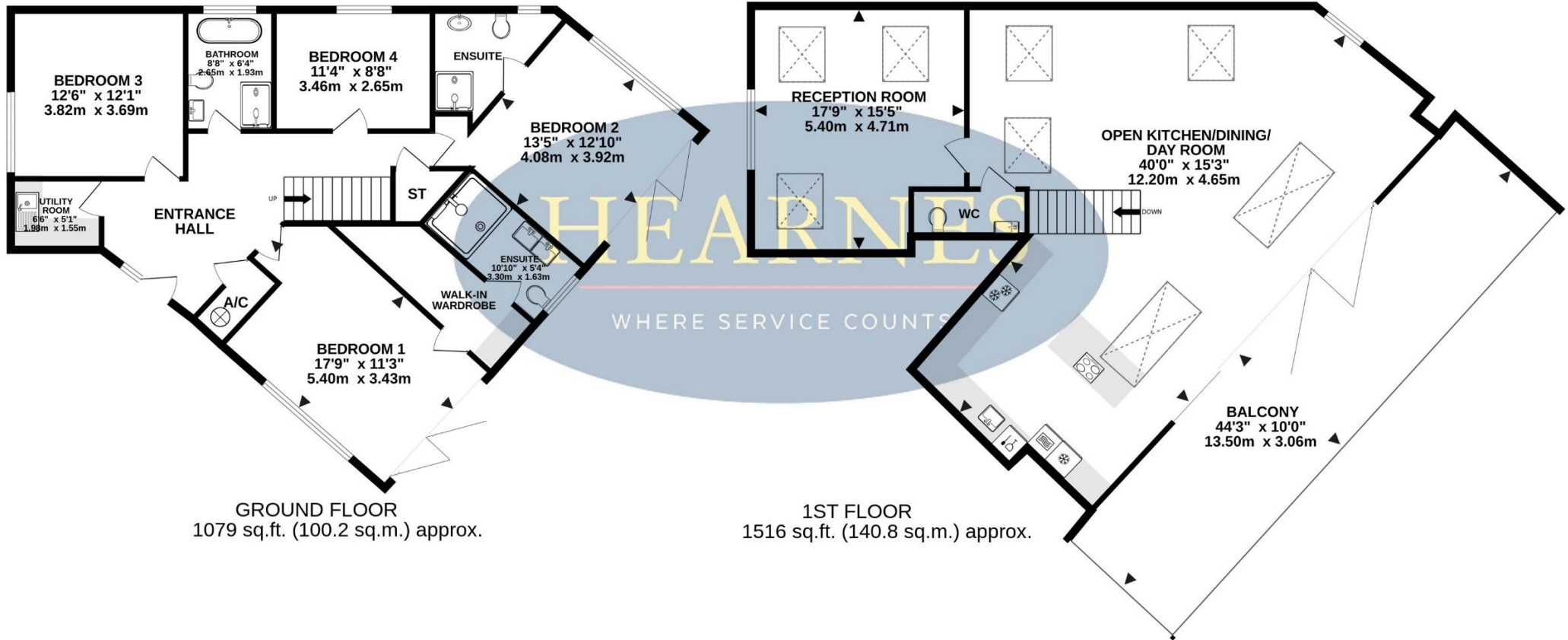




TOTAL FLOOR AREA : 2595 sq.ft. (241.0 sq.m.) approx.

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

- Electronically operated double gates with in ground motors and video phone entry intercoms system on the ground and first floors, giving access onto a gravelled and block paved driveway providing **generous off-road parking**. There are various modern external lights around the parking area, an outside tap and EV point. A paved path leads up to the front entrance into the property, with a further path leading round to the rear garden
- **Rear garden** which is a particular feature of the property as it measures approximately **100ft in width**, offers an excellent degree of seclusion as it **adjoins a protected green open space** and has been recently landscaped. Adjoining the rear of the property there is a porcelain paved and covered patio area. The patio area continues round to form an L-shape and surrounds a reinforced large concrete base with electric supply for home office/summer house/sheds. The remainder of the garden is predominantly laid to lawn, which has been newly laid and continues around the side of the property.

The market town of Wimborne is approximately 4 miles away. Ferndown is located approximately 1.2 miles away and offers an excellent range of shopping, leisure and recreational facilities. Haskins Garden Centre with its wonderful café is less than 500 metres away, and the property is conveniently situated for a selection of popular Public Houses to include The Angel, The Horns Inn and The Pear at Parley. Ferndown Championship Golf Course is located approximately 2 miles away.



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