

West Moors Road,

Three Legged Cross, Dorset, BH21 6QP



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“A brand new and beautifully finished family home with a west facing secluded garden and open rural views”

FREEHOLD PRICE £600,000

This superbly appointed, extremely energy efficient and brand new four bedroom, one bathroom, one shower room detached family home has a secluded west facing rear garden with fabulous uninterrupted views over equestrian fields. Situated within a popular location conveniently positioned for Ringwood, Wimborne and Ferndown.

‘Saddlebrook’ is a brand-new family home which has been constructed to an extremely high standard. The property has been built to modern environmentally friendly standards, making the house incredibly efficient to run thanks to the air source heat pump, solar panels and EV point. There is also the added benefit of a 10-year building guarantee.

- **Brand new beautifully finished four bedroom detached family home with a west facing garden and delightful rural views**

Ground Floor:

- Spacious **entrance hall** with Amtico flooring
- Generous sized **cloakroom** finished in a stylish white suite
- **Reception room/fifth bedroom**, which enjoys views to the front aspect
- Stunning open plan 30ft x 17ft open plan **kitchen/breakfast/lounge/dining room**
- **Kitchen/breakfast area** fitted by Kitchen Elegance, beautifully finished with Quartz worktops which continue round to form a breakfast bar, with an excellent range of two-tone olive and cream units and high quality integrated appliances to include Neff fridge/freezer, dishwasher, stainless steel oven and induction hob with extractor hood above
- The **lounge/dining area** is an impressive family and entertaining space, with bi-fold doors opening to offer uninterrupted views over the west facing secluded rear garden
- Good sized **utility room** with recess and plumbing for a washing machine, worktops, base unit and a sink unit

First Floor:

- Spacious **landing**
- 12ft **Main bedroom** enjoying glorious views over the adjoining equestrian fields
- **Dressing area** with ample space for wardrobes
- Generous sized and luxuriously appointed **en-suite shower room** incorporating Duravit sanitaryware to include a good sized walk-in shower area, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedrooms two and three** are both generous double rooms
- **Bedroom four** is a generous single bedroom
- Luxuriously appointed and spacious **family bathroom** incorporating Duravit sanitaryware to include a panelled bath with mixer taps and shower hose, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Further benefits** of this stunning family home include zoned underfloor heating on the ground floor, an ultra-efficient ground source heat pump, pressurised hot water system, solar panels, EV charge point, double glazing and driftwood style Amtico flooring

COUNCIL TAX BAND: TBC

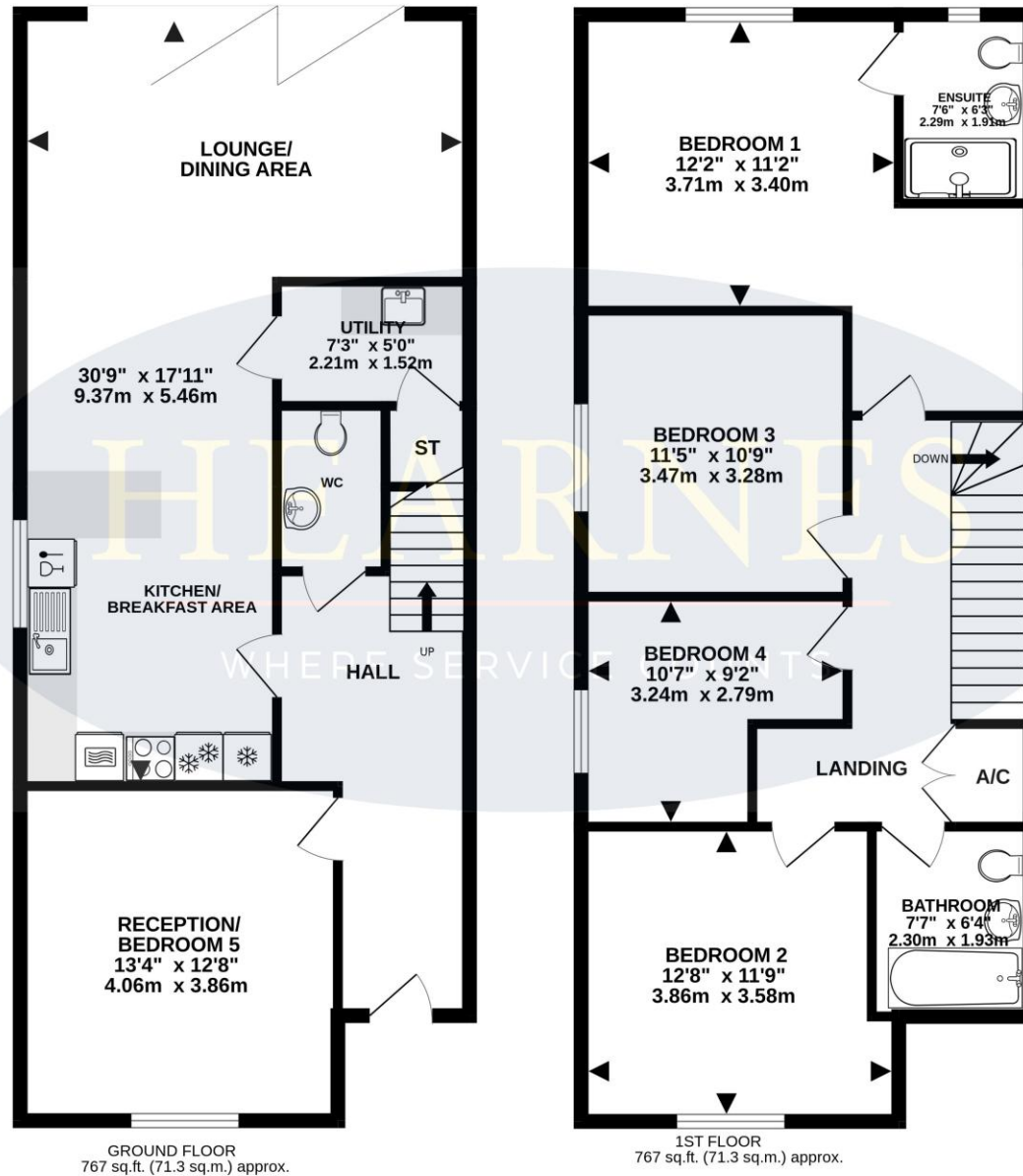
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TOTAL FLOOR AREA : 1534 sq.ft. (142.5 sq.m.) approx.

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** measures approximately 45ft in length and is a superb feature of the property as it faces a **westerly aspect**, backs onto equestrian fields and therefore offers an excellent degree of seclusion. The garden has been landscaped to incorporate a large porcelain paved patio area which adjoins the rear of the property. The remainder of the garden has been newly laid to lawn. A side path leads down to a side gate
- Front driveway providing generous **off-road parking**

The property is located close to amenities and approximately a 15 minute drive from the local market towns of Wimborne and Ringwood, both of which have an independent range of cafes, restaurants, leisure facilities and a Waitrose supermarket. The popular Moors Valley Country Park and Snow Trax Alpine activity centre are just a short drive away. For the keen golfer, several of Dorset's premier Golf Clubs are nearby. Ferndown's town centre is located approximately 4 miles away. There are also award winning beaches approximately a 25 minute drive away. The A31 provides easy access to the New Forest, Southampton, London and beyond for commuters by car.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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