

# Wimborne Road East

Ferndown, Dorset BH22 9ND



HEARNES

WHERE SERVICE COUNTS







***“An immaculately presented and versatile 2,900 sq ft family home sitting proudly on a secluded southerly facing plot measuring 0.21 of an acre”***

**FREEHOLD PRICE £825,000**

This extremely spacious and beautifully finished four/five bedroom, two/three reception room, one bathroom, one en-suite shower room detached family home has a 16ft orangery overlooking a 95ft secluded, southerly facing rear garden with a detached 20ft garage/workshop, 21ft gym/office with a front and side driveway providing generous off road parking occupying a secluded plot measuring 0.21 of an acre.

This light, spacious and immaculately presented 2,900 sq ft family home offers versatile accommodation with the principal rooms overlooking a secluded south facing garden.

Over the years the property has had a number of improvements as well as being extended to create an 18ft cottage style kitchen/breakfast room which opens out into a 16ft orangery, whilst on the first floor there is an impressive master bedroom which leads directly out to an 11ft balcony and also has a luxuriously appointed, spacious en-suite shower room.

The private plot and sought after, convenient semi-rural location are two particular features. The property is situated within easy access of Ferndown Heathland and within easy reach of both Wimborne and Ferndown centres.

- **A 2,900 sq ft four/five bedroom, two/three reception room detached family home sitting proudly on a secluded southerly facing plot measuring approximately 0.21 of an acre**

**Ground Floor:**

- **Entrance porch**
- 19ft x 16ft Impressive **reception hall** which offers an immediate feeling of space with a solid oak, open treaded staircase and a Welsh slate tiled floor
- Ground floor **cloakroom** finished in a stylish white suite incorporating a WC, wash hand basin with vanity storage beneath, tiled floor
- 23ft Impressive **dual aspect lounge** with oak flooring. An attractive focal point of the room is a contemporary living flame gas fire with limestone hearth and surround and sliding patio doors giving access out into the secluded south facing rear garden
- **Office** with a bay window to the front aspect with shutters and oak flooring. Double doors lead through into the lounge and a further door leads to the reception hall
- **Family room/bedroom five** which is currently used as a reception room which could also be a double bedroom has a bay window to the front aspect with shutter blinds
- Cottage style **kitchen/breakfast room** incorporating extensive granite work tops with inset Belfast sink and matching upstands, central island unit with a solid cherry wooden worktop which continues round to form a breakfast bar with inset Belfast sink and rinse hose, Rangemaster oven with extractor canopy above, integrated Dietrich dishwasher and fridge. Flagstone travertine flooring continues throughout this fantastic family entertaining space
- 16ft **Orangery** which is flooded with lots of natural light with an atrium style ceiling skylight and two sets of double glazed French doors which give access out onto a southerly facing secluded rear garden, with a travertine tiled floor
- **Utility room** with flagstone travertine flooring, sink unit, recess and plumbing for washing machine, recess and an outlet for a tumble dryer, water softener, wall mounted gas fired boiler

**First Floor:**

- Impressive and spacious **first floor landing** with picture window offering a pleasant outlook
- **Bedroom one** is a generous size double bedroom with fitted floor to floor ceiling wardrobes with sliding doors and sliding patio doors leading out onto the balcony
- **11ft Balcony** with hardwood decking enclosed by wrought iron railings enjoying a glorious view across the rear garden and beyond
- Luxuriously appointed and spacious **en-suite shower room** incorporating an oversized walk-in shower area with chrome raindrop shower head and separate shower attachment ‘His & Hers’ wash hand basins, WC with concealed cistern, Porcelain fully tiled walls and flooring
- **Bedroom two** is a 16ft impressive double bedroom with double glazed French doors leading out onto a Juliette balcony
- **Two further generous size double bedrooms**
- Beautifully finished and spacious **family bathroom/shower room** incorporating a deep bath with mixer taps and separate shower attachment, large walk-in shower area with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC, Porcelain tiled walls and flooring

**COUNCIL TAX BAND: F**

**EPC RATING: D**





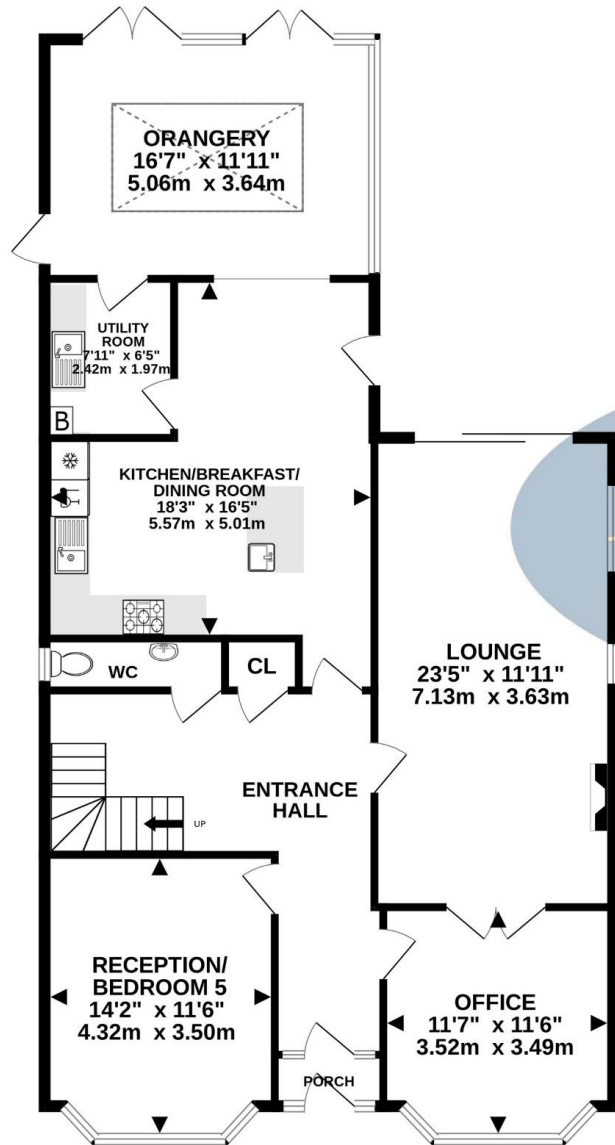


TOTAL FLOOR AREA : 2981 sq.ft. (276.9 sq.m.) approx.

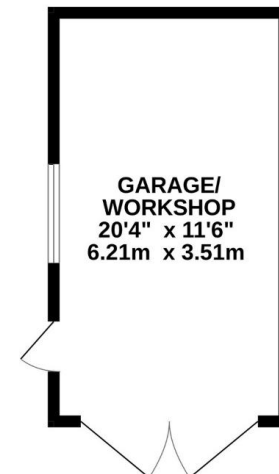
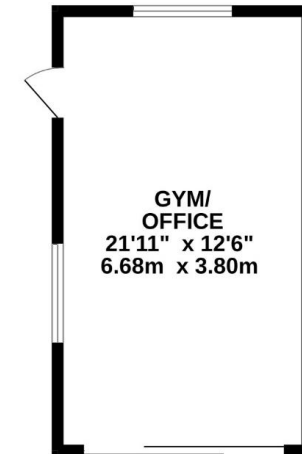
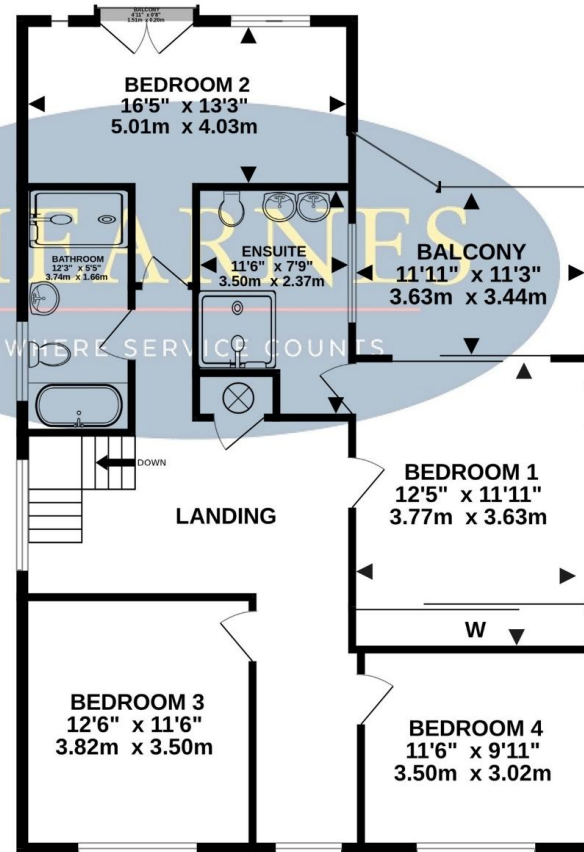
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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NOT LOCATED IN EXACT  
POSITIONS  
608 sq.ft. (56.5 sq.m.) approx.

GROUND FLOOR  
1295 sq.ft. (120.3 sq.m.) approx.



1ST FLOOR  
1078 sq.ft. (100.2 sq.m.) approx.



AGENTS NOTE: 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.









## Outside

- The **rear garden** is without doubt a superb feature of the property as it offers an excellent degree of seclusion, faces a southerly aspect and measures approximately 95ft x 50ft
- Adjoining the rear of the property there is a hardwood decked seating area with inset lighting. Hardwood steps lead down to a large paved patio area with four raised beds with mature shrubs. There is a further area of ornately shaped oak decking with an inset hot tub and pond with water feature. Steps lead down onto a large area of formal lawn which continues down to the far end of the garden where there is a **log cabin/retreat** (with inside and outside power points) and raised beds with vegetable plots and fruit cages along with a chicken run and timber storage shed. Also at the far end of the garden there is a detached **outbuilding** which is currently used as a **gym** and has light, power, water and boarded eaves storage. There are sliding patio doors leading out into the rear garden, this would make an ideal **home office**. Adjacent to the rear of the garage is a greenhouse facing a southerly aspect.
- A front and side block paved driveway provides generous off road parking for several vehicles. The side driveway in turn leads down to the **detached garage/workshop**, there is also an EV charge point
- 20ft **Detached garage/workshop** has double wooden doors, a window, side personal door, light and power
- **Further benefits** include; double glazing, a gas fired heating system and the property is offered with no onward chain

Ferndown town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. The market town of Wimborne is located less than 3 miles away.





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