

Beaufoys Close

Ferndown, Dorset BH22 9RS



HEARNES

WHERE SERVICE COUNTS



“An extremely spacious and versatile 3,500 sq ft family home with a secluded south facing garden sitting centrally on a plot which is approaching 0.4 of an acre”

FREEHOLD GUIDE PRICE £1,000,000

This superbly positioned and unique five double bedroom, two bathroom, one shower room, three reception room detached family home has a 95ft secluded south facing rear garden, detached home office/studio (former garage) and front driveway providing generous off road parking for several vehicles, whilst occupying a secluded plot which is approaching 0.4 of an acre.

This stunning 3,500 sq ft light, spacious and versatile family home has planning permission granted to increase the square footage to approximately 7,200 sq ft, therefore creating an enormous family home which is tucked away in an extremely convenient yet sought after location within Ferndown. One particular feature of the current accommodation is an open plan 29ft x 20ft kitchen/dining/family room with a stunning newly fitted kitchen along with a 44ft garden room which has three sets of bi-fold doors opening to offer uninterrupted views over the secluded south facing rear garden.

- **A 3,500 sq ft five double bedroom detached family home sitting centrally on a secluded plot which is approaching 0.4 of an acre**

Ground floor:

- **38ft Impressive reception hall** with vaulted ceiling and an oak staircase with glass balustrade continuing up to a galleried landing and oak flooring. A large cupboard provides storage for coats and shoes
- **Large ground floor cloakroom** finished in a stylish white suite incorporating a WC, wash hand basin with vanity storage beneath and Travertine tiled flooring
- **29ft x 20ft Kitchen/dining/family room.** This is a fantastic family entertaining space which undoubtedly has the ‘wow’ factor
- **The family area** has oak flooring and an opening through into the dining area
- **The dining area** has space for 8 seater dining table and chairs and a double glazing window to the front aspect
- **A stunning kitchen/breakfast area** which has been beautifully finished with extensive Italian granite worktops with matching upstands with inset sink with rinse hose and boiling hot water tap. There is a five seater central island unit also finished in Italian granite with an integrated Neff induction hob and extractor canopy above. Also within the kitchen there are four integrated Neff ovens, two of which are steam ovens, a double larder cupboard, space for American style fridge/freezer with a recess for undercounter fridge, Travertine tiled flooring and double glazed window overlooking the rear and side gardens
- **Large utility room** finished with an oak worktop and stainless steel sink with rinse hose, recess and plumbing for washing machine, dishwasher and tumble dryer, good range of base and wall units and cupboard housing a wall mounted gas fired boiler, Travertine tiled flooring and double glazed door leading out onto a side courtyard
- **44ft Garden room** with oak flooring and three sets of bi-folding doors opening up to offer uninterrupted views over the private, south facing rear garden and opening onto a decked seating area
- **Cinema room** with oak bi-fold doors opening into the garden room and a further set of double doors leading through into the reception hall. This room has a versatility to be used as required which makes an ideal cinema room or games room
- **Generous size ground floor double bedroom** enjoying a dual aspect with fitted wardrobes and airing cupboard
- **En-suite shower room** finished in a stylish white suite incorporating a good size corner shower cubicle with chrome raindrop shower head, wash hand basin with vanity storage beneath, WC, tiled floor and partly tiled walls

First floor:

- **Galleried landing** enclosed by a oak and glass balustrade overlooking the reception hall
- **21ft Impressive master bedroom** enjoying a pleasant outlook over the rear garden
- **Spacious 11ft en-suite bathroom/shower room** finished in a stylish white suite incorporating a freestanding, contemporary oversized bath, large walk-in corner shower cubicle, chrome raindrop shower head and separate shower attachment, ‘His & Hers’ wash hand basins with vanity storage beneath, WC, tiled floor
- **Bedroom two** is also a very large double bedroom with double glazed window to the front aspect
- **Bedroom three** is again a good size double bedroom with a double glazed window to the front aspect
- **Bedroom four** is also a large double bedroom with a double glazed window to the rear aspect
- **Good size family bathroom** incorporating a Jacuzzi style bath, corner shower cubicle with chrome raindrop shower head, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: G

EPC RATING: B

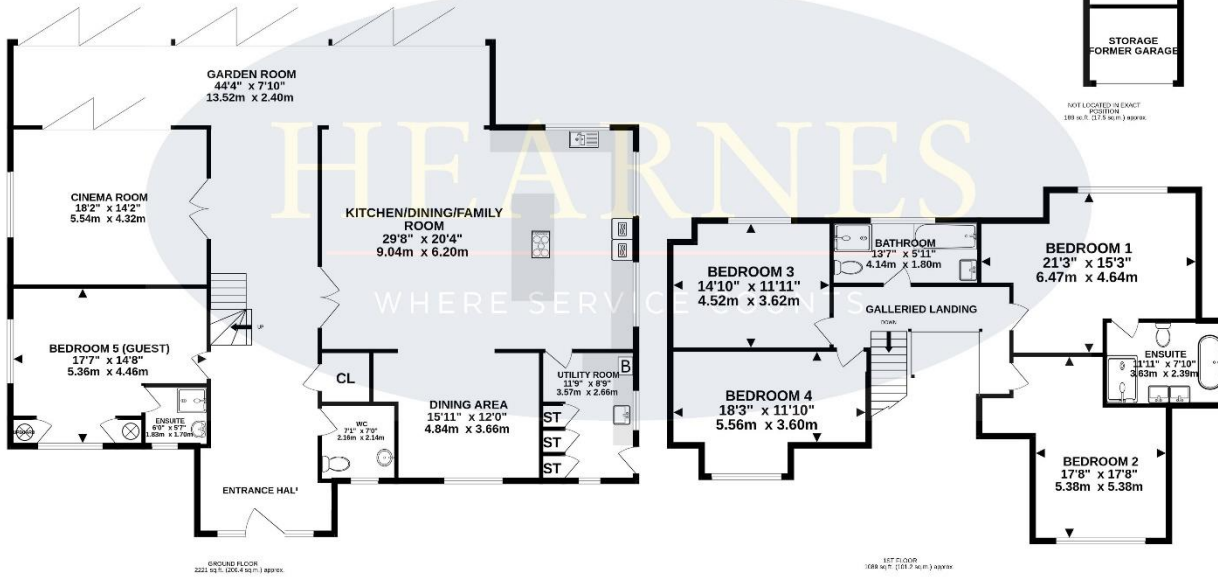




EXISTING ACCOMODATION

TOTAL FLOOR AREA : 3499 sq.ft. (325.0 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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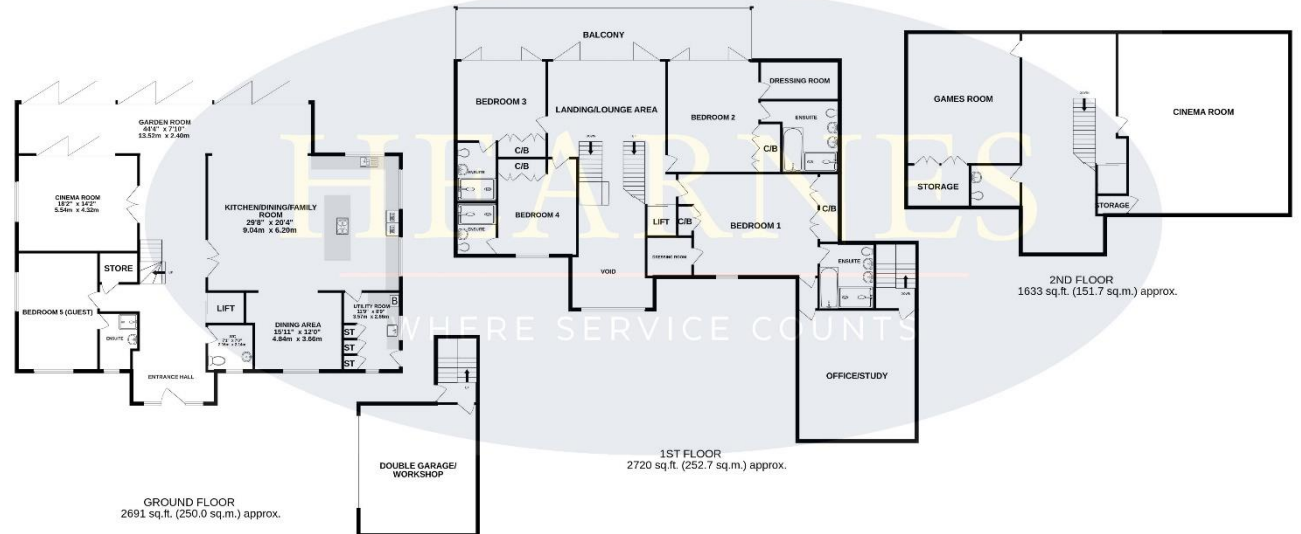


GROUND FLOOR
2221 sq.ft. (204.4 sq.m.) approx.

1ST FLOOR
1088 sq.ft. (101.2 sq.m.) approx.

PLANNING PERMISSION APPROVED
TOTAL FLOOR AREA : 7043 sq.ft. (654.4 sq.m.) approx.

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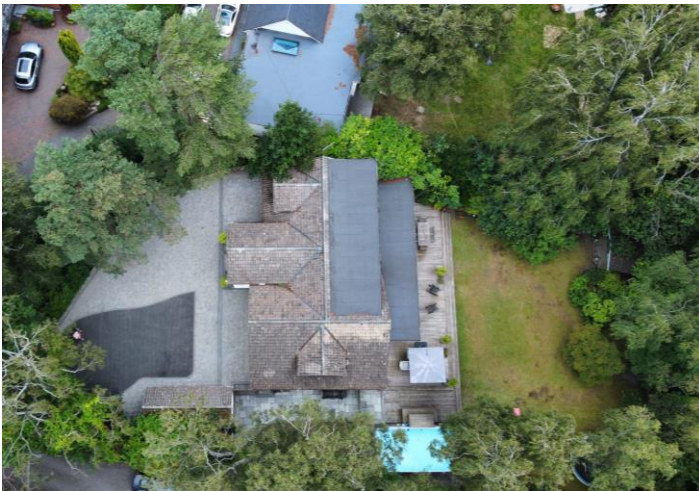


GROUND FLOOR
2691 sq.ft. (250.0 sq.m.) approx.

1ST FLOOR
2720 sq.ft. (252.7 sq.m.) approx.

2ND FLOOR
1633 sq.ft. (151.7 sq.m.) approx.

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes 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 75ft
- Adjoining the rear of the property there is a **large, timber decked seating area with an outside shower area**. Steps lead down onto an expanse of well-kept lawn. Steps also lead down into a pool area where there is an **above ground swimming pool** which could be included within the sale (depending on the final figure agreed)
- At the far corner of the garden there is a useful **summerhouse as well as a play area**. The garden itself is fully enclosed by mature shrubs and fencing
- Adjoining the side of the property there is an **Indian sandstone private courtyard area** and lawned area with a **timber storage shed** and a side gate
- The **former detached single garage** has light and power and has been sub-divided to create a **home office/studio** with the front portion of the garage remaining for useful storage
- Electronically operated **double wooden gates** lead open onto a front driveway which provides generous off-road parking for several vehicles
- **Further benefits include**; double glazing, a gas-fired heating system and planning permission for the property to be extended further

Ferndown's town centre is located approximately ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown Upper School is located approximately ½ a mile walk from the property, with Ferndown Middle School and Ferndown First School approximately 0.6 and 0.7 miles respectively.



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