



Guide Price

£550,000

ASHURST ROAD, WEST MOORS, FERNDOWN, DORSET BH22
0LS

Freehold



- ◆ DETACHED HOUSE
- ◆ FIVE BEDROOMS
- ◆ IN NEED OF MODERNISATION
- ◆ ATTACHED TANDEM GARAGE
- ◆ OFF ROAD PARKING
- ◆ SCOPE TO EXTEND (STPP)
- ◆ ANNEX POTENTIAL
- ◆ SOLE AGENTS

A detached, five bedroom, period home which has been extensively extended and is in need of complete modernisation throughout benefiting from a generous private garden, tandem garage and off road parking.

Property

The property sits on the easterly edge of Ashurst Road, close to the amenities of Station Road, and offers a tremendous opportunity for those looking to create their own home. The original house dates back to the early 1900s and has been extended over the last 25 years.

The accommodation comprises three reception rooms, kitchen, office, cloakroom, family bathroom and two bedrooms to the ground floor. The layout downstairs lends itself well to use as an annex if required, and there remains further scope to extend (STPP). To the first floor are three additional bedrooms, a family bathroom and an en-suite facility.

A notable feature is the connecting corridor between the original house and the 2001 extension. This space is large enough to be used as a room in its own right and could comfortably serve as a snug.

Further benefits include partial double glazing and gas-fired central heating.





Garden and Grounds

The front garden is primarily laid to driveway which is suited to several vehicles and in turn gives access to the attached tandem garage. There are a pair of wood built gates to the right hand side of the home which in turn gives access to further parking. The garden is level and there are a variety of wood built sheds and is primarily laid to lawn.

Location

West Moors is a village on the northern fringe of the Poole-Bournemouth conurbation, just outside the larger settlements of Ferndown and Verwood. There are two first schools, one middle school, two youth clubs; including the West Moors Scout Group, and a skatepark. There are various local shops and two pubs. There is also the West Moors Social Club and Moors Valley Country Park is just outside the parish boundary (3 miles from the village) which is easily accessible from the Castleman Trailway - the Southampton to Dorchester old railway line, now converted into a walk/cycle/bridleway. The village's sports facilities include two football pitches (Fryers Playing Field). The tennis courts have recently been refurbished into an artificial floodlit grass football facility and a multi-use area that can be used as two tennis courts (tarmacadam surface) or other sports. There is also a playpark on Fryer's field and on the other side of the village (Shaftesbury Road) there is another slightly smaller play park.



Size: Approx 5924 sq ft (550.4sq m)
Heating: Gas Fired
Glazing: Single Glazed
Parking: Off road parking and garage
Garden: Enclosed rear garden
Main Services: Gas, electric, mains and drains
Local Authority: Dorset Council
Council Tax Band: F
Additional Information:

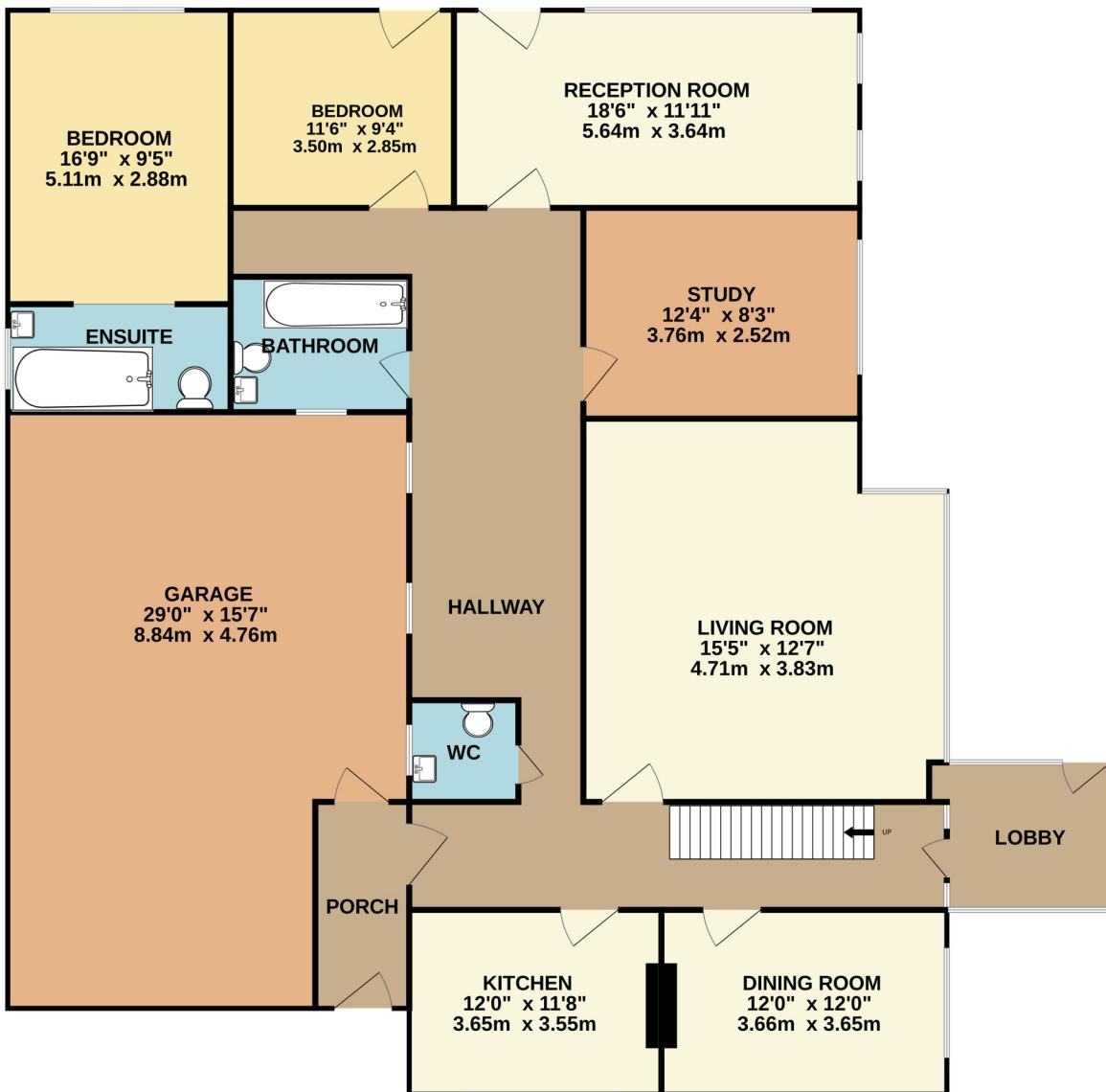
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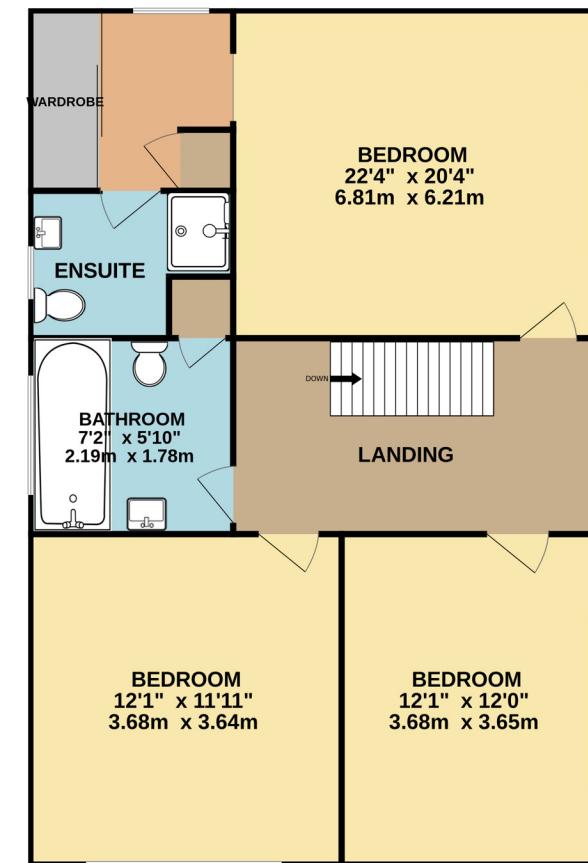




GROUND FLOOR
4069 sq.ft. (378.1 sq.m.) approx.

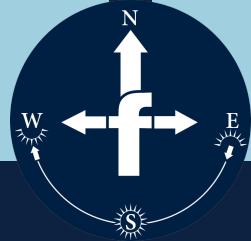


1ST FLOOR
1855 sq.ft. (172.3 sq.m.) approx.



TOTAL FLOOR AREA : 5924 sq.ft. (550.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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