

# Highfield Road

West Moors, Dorset, BH22 0NA



**HEARNES**

WHERE SERVICE COUNTS



# ***“A character and extremely spacious family home with a detached double garage, occupying a secluded plot measuring 0.32 of an acre”***

**FREEHOLD PRICE £800,000**

This well-maintained and character five double bedroom, one bathroom, two en-suite, three reception room detached family home has a large detached garage, secluded gardens, an additional area of garden, a front and side driveway providing generous off-road parking, whilst occupying a plot measuring 0.32 of an acre.

Windfalls was originally constructed by a local reputable builder in the early 1900's and has been owned by the current owners for circa 36 years. Over the years the property has been well maintained, as well as managing to retain its charm and character. The property is conveyed with an additional area of garden/woodland which could be used as required, or even sold separately.

Highfield Road is a treelined road in arguably one of the best locations within the village.

- **Character five double bedroom detached family home occupying a secluded plot measuring 0.32 of an acre**

## **Ground Floor:**

- **Entrance porch**
- **23ft Entrance hall** with partly wooden panelled walls
- **Cloakroom** with wc and pedestal wash hand basin
- **26ft Dual aspect lounge** with a box bay window overlooking the front garden, imposing and attractive open fireplace with marble hearth and inset wooden surround, door leading through to the dining room and a further door leading out to the conservatory
- **Conservatory** with a quarry tiled floor and a door leading out to the front and side gardens
- **Kitchen** incorporating ample work tops, a good range of base and wall units, inset Belfast sink, recess and plumbing for a washing machine and dishwasher, integrated oven, grill, hob and extractor, window overlooking the rear garden, door leading out to the side driveway and Karndean flooring which continues through to the breakfast room
- **Breakfast room** with space for a tall fridge/freezer, ample space for a dining table and chairs and a window to the side aspect
- **19ft Separate dining room** with wood block parquet flooring, ample space for an 8 seater table and chairs and windows overlooking the side garden
- Good sized **utility room** with space for a freezer, space for a condensing tumble dryer, door leading out to the rear garden
- **Cloakroom** incorporating a WC and wall mounted wash hand basin

## **First Floor:**

- **Spacious 28ft landing**, large enough to be used as a study/reading area
  - **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes and a window overlooking the front garden
  - **En-suite shower room** incorporating a shower cubicle, wash hand basin with vanity storage beneath and fully tiled walls
  - **Bedroom two** is also a double bedroom with a window to the rear aspect
  - **En-suite cloakroom** incorporating a WC and wall-mounted wash hand basin
  - **Additional double bedroom** with vanity unit and a window to the side aspect
  - **Walk-in storage cupboard** which has the potential to be converted into an en-suite
  - **Two further generous sized double bedrooms**
  - **Family bathroom** finished in a white suite incorporating a shower/bath with mixer taps and shower hose, pedestal wash hand basin, WC, fully tiled walls and flooring
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- **Further benefits** include a gas-fired heating system and security alarm

**COUNCIL TAX BAND: G**

**EPC RATING: E**











## Outside

- **Rear garden** offers an excellent degree of seclusion and incorporates a good sized area of lawn, a patio area and a further area of covered patio which adjoins the detached garage. At the far end of the garden there is an opening which leads through to a further portion of enclosed garden which has excellent potential. This area of garden does need some attention as it is rather overgrown, but measures approximately 90ft x 40ft
- Large area of **front garden** measuring 90ft x 60ft, which is predominantly laid to lawn. A side driveway provides generous off-road parking and in turn leads up to a large detached garage
- **Detached garage** with a remote control roll up and over Hormann door, light and power

The village centre of West Moors is located approximately half a mile away. West Moors offers a good selection of day to day amenities. Ferndown's town centre is located approximately 2.5 miles away and offers an excellent range of shopping, leisure and recreational facilities.



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