

Lake Farm Close

Longham, Dorset, BH22 9BP



HEARNES

WHERE SERVICE COUNTS



“An attractive barn style family home with a south facing garden situated in a courtyard development”

FREEHOLD PRICE £500,000

This superbly positioned and well presented three double bedroom, one bathroom, one shower room, three reception room detached barn style family home has a private south facing garden, detached single garage and driveway.

Lake Farm Close is a small select development of just 10 barn style homes situated in a pleasant semi rural location.

The property has some unique features and has been constructed to a high standard and has underfloor heating throughout the ground floor accommodation.

- **Three double bedroom detached barn style family home**
- Impressive 16' **reception hall** with vaulted ceiling and tiled floor
- Ground floor **cloakroom** finished in a modern white suite incorporating a WC, pedestal wash hand basin and tiled floor
- **Office** with French doors leading out onto a front patio area
- 20' Dual aspect **sitting room** with French doors leading out onto a front patio and a further set of French doors leading out onto the rear garden and patio. An attractive focal point of the room is a living flame contemporary electric fire with limestone surround
- 13' **Dining room/conservatory** which enjoys a pleasant outlook over the rear garden, has a tiled floor and French doors leading out into the rear garden
- Dual aspect **kitchen** incorporating ample rolltop worksurfaces with a good range of base and wall units, integrated gas hob and extractor canopy above, double oven, dishwasher, space for an American style fridge freezer, LED kick board lighting, cupboard housing a wall mounted gas fired boiler, feature window to the side aspect and an additional window overlooking the rear garden

First Floor

- A generous size and impressive first floor **galleried landing**
- The **master bedroom** enjoys a dual aspect with a pleasant open outlook, fitted wardrobes with sliding doors
- **En-suite shower room** finished in a modern white suite incorporating a separate shower cubicle, WC, pedestal wash hand basin, tiled floor, fully tiled walls
- **Bedroom two** is a good size double bedroom
- **Bedroom three** is a good size single bedroom with a fitted wardrobe
- **Family bathroom** finished in a modern white suite incorporating a panelled bath with mixer taps and shower hose, WC, pedestal wash hand basin, partly tiled walls, tiled flooring

COUNCIL TAX BAND: E

EPC RATING: C

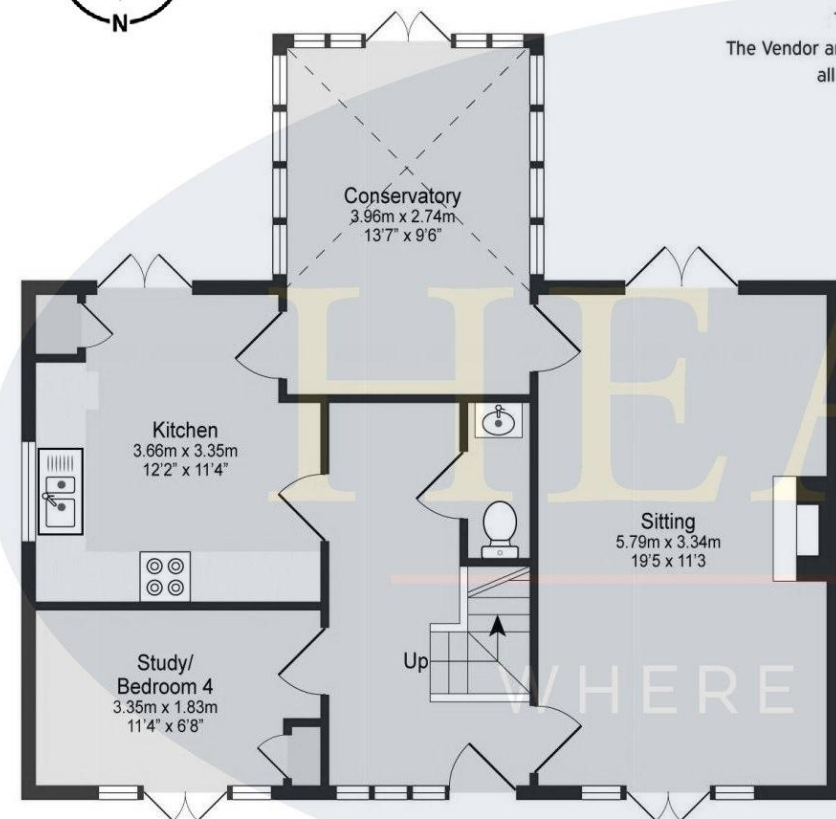




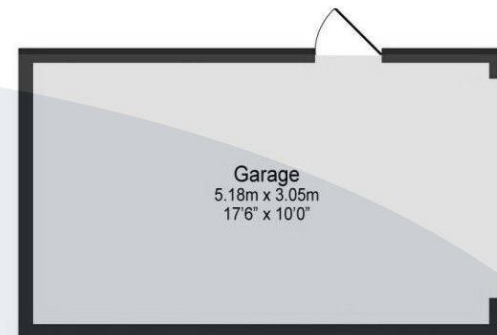


APPROXIMATE AREAS	
INTERNAL	1205.6 SQ/FT
EXTERNAL	168.9 SQ/FT

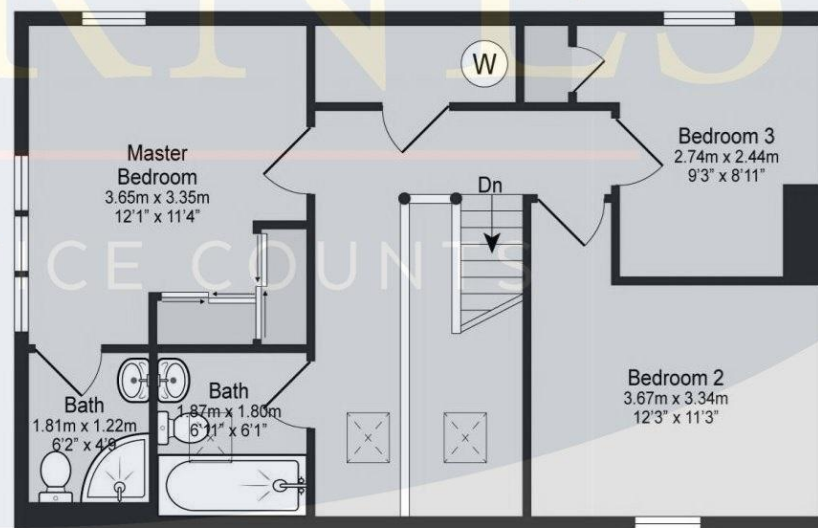
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The Vendor and Estate Agent, make no warranties as to its accuracy and
all interested parties must rely on their own enquiries.



Ground Floor



Outbuilding



First Floor





Outside

- The **rear garden** is a superb feature of the property as it backs onto open green space and paddocks, therefore offers a good degree of privacy. The garden itself faces a southerly aspect and measures approximately 40' x 25'.
- Adjoining the rear of the property there is a paved patio area and a paved path leads round to a wide side access and gate. The remainder of the garden is predominantly laid to lawn and is bordered by well stocked flower beds
- To the front of the property there is a further area of patio
- Detached single **garage** has a metal up and over door, light and power and a side door
- A **driveway** in front of the garage provides an off road parking space. There is also an area designated for visitors parking
- **Further benefits** include double glazing, a security alarm and a gas fired heating system
- **Agents Notes:** There is a monthly charge which is currently £37.84 for the maintenance of the communal areas

The market town of Wimborne offers a good selection of day to day amenities and is located approximately 2 miles away, whilst Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 4.5 miles away. Dudsbury Golf Club, Hotel & Spa is located approximately ½ a mile away. Longham Lake is a large artificial reservoir lake offering a fantastic day out for the whole family, offering fishing, birding, canoeing and model yachting.



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



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