

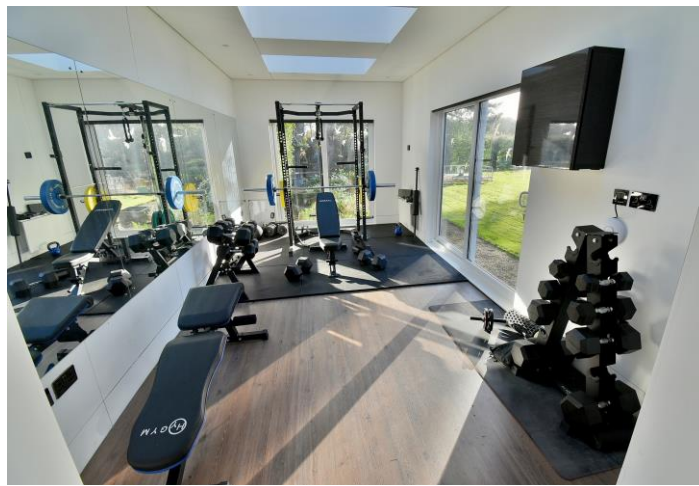
Golf Links Road

Ferndown, Dorset BH22 8BT



HEARNES

WHERE SERVICE COUNTS



“A simply stunning 4,200sq ft family home occupying a secluded plot measuring 0.37 of an acre and backing onto Ferndown’s Championship Golf Course”

FREEHOLD PRICE £1,650,000

A superbly finished and exceptionally spacious four double bedroom, four ensuite, five reception room detached family home sitting centrally on a large private plot measuring in excess of 1/3 of an acre and backing onto Ferndown’s championship golf course. A particular feature and the hub of this stunning family home is an impressive Open plan 48ft kitchen/dining area. The kitchen undoubtedly has the wow factor and has a wood burner, the dining room continues through into the garden room and also into an impressive 40ft sitting room.

No expense has been spared with the overall finish of this fantastic 4,200 sq ft family home which offers versatile living with underfloor heating continuing throughout the ground floor and first floor accommodation. The property enjoys glorious views over the private rear garden which in turn backs onto the golf course and has direct pedestrian access. Golf links Road is arguably one of the most sought-after locations and Premier roads within Ferndown.

- **A four double bedroom, four ensuite, five reception room detached family home on a plot measuring 0.37 of an acre**

Ground floor

- Impressive 20ft **entrance hall** with access to principal rooms, pantry/larder, and stairs rising to the first floor with storage underneath
- **Cloakroom** with WC and built-in wardrobes for coats/shoes
- **Utility room** comprising mini galley kitchen to include: floor and wall mounted storage units, induction hob, sink with hot water boiling tap, whole house vacuum system, boot and dog shower, full length fridge and full length freezer, stacked Miele washing machine and dryer, water softener, full height cleaning storage cupboard and outdoor coat cupboard
- **Study** with useful fitted storage
- **Gym** with delightful views and access onto the rear garden by sliding doors
- Stunning **open plan kitchen/dining room** measuring approx. 48ft
- **The Kitchen area** comprising two Miele ovens, Miele microwave, Miele steam oven, two Miele warming drawers, full height fridge, one 70/30 fridge/freezer, pull out larder and double opening breakfast cupboard housing appliances. The feature Island with seating incorporates Corian work top, Siemens induction hob, Siemens gas hob, drawers front and back providing ample storage, wine cooler, double sink with Quooker hot water tap with pull out spray and waste disposal unit. There is also a recessed wood burner, TV and log storage all set in a central feature wall
- **Dining area** with ample space for a large table and chairs
- 19ft **Garden room** with picturesque views over the garden and sliding doors providing access
- **40ft Sitting room** with attractive built-in fire and inset TV with feature walnut wall and book casing, large bay window overlooking the front of the property

First Floor

- Extremely spacious 22ft **landing/study area** is currently being used as a study/reading area with full height windows overlooking the front of the property
- 25ft **Master Bedroom** with feature wall including built in gas fire and TV, ample bedroom storage with dressing table and built-in mirror and his and her wardrobes. Patio doors open out onto a large terrace/balcony
- Outside **sauna**
- Luxuriously appointed and contemporary **master ensuite** comprising walk in shower, separate bath and ‘his and hers’ sinks and inset TV
- **Three further double bedrooms** all of which boast built in TV’s and modern wet room style ensuite with ‘his and hers’ sinks
- **Further benefits include:** Underfloor heating throughout the entire property, speakers in ceilings for surround sound throughout the house, fully tiled ground floor, high tech mood lighting in every room, electrically operated blinds and TV all controlled a Control 4 System and a security alarm. The property also has solar tubes supplying supplementary hot water

COUNCIL TAX BAND: G

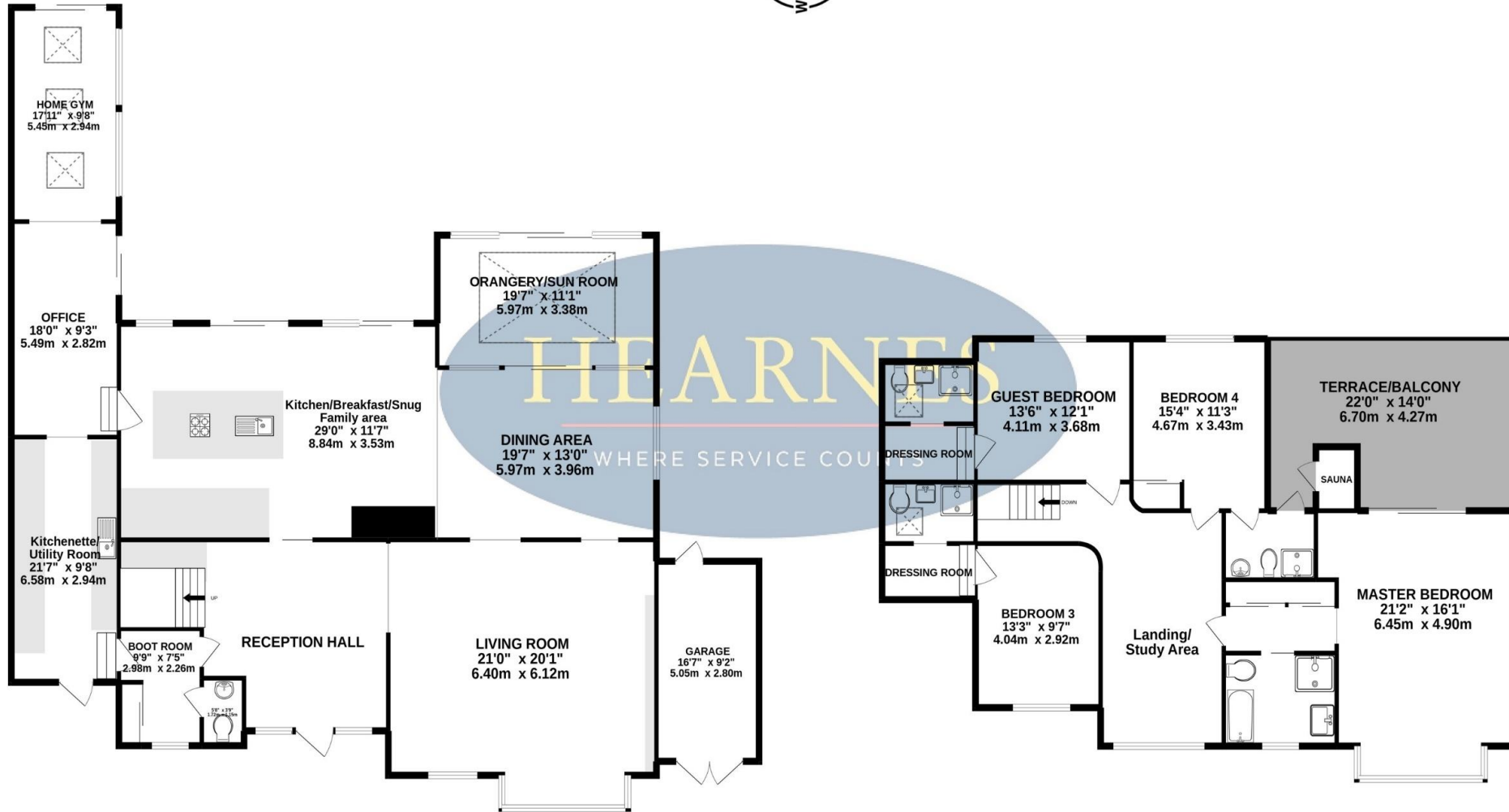
EPC RATING: C





GROUND FLOOR
2596 sq.ft. (241.2 sq.m.) approx.

1ST FLOOR
1505 sq.ft. (139.8 sq.m.) approx.



TOTAL FLOOR AREA : 4101 sq.ft. (381.0 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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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 property is approached via **electronically operated double gates** which open onto a **front tarmac driveway** providing generous off-road parking for numerous vehicles
- **Garage** with skylights, light and power and double opening doors with a rear personal door
- The **rear garden** is another superb feature of the property as it offers an excellent degree of seclusion and measures approximately 85ft x 80ft.
- Adjoining the rear of the property there is a **large timber decked seating area** which stretches the full width of the house with raised well-stocked flower beds. The remainder of the garden is predominantly laid to lawn and is bordered by well-stocked flower beds. The garden also backs onto Ferndown golf course and has direct pedestrian access. Also within the garden there are various outside lights and outdoor speakers

The property is located within half a mile of the club house of Ferndown Golf Course, approximately 1 mile from Ferndown town centre, approximately 7 miles from Bournemouth town centre and approximately 8 miles from Poole town centre. Access to the A31 is approximately 1 mile away.



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