

New Road

Ferndown, BH22 8EU



HEARNES

WHERE SERVICE COUNTS



“Simply stunning 1920’s four bedroom detached family residence, centrally positioned within a 0.25 of an acre plot, only ½ mile from Ferndown town centre”

FREEHOLD PRICE £760,000

This exceptional detached, luxurious house has been sympathetically extended to provide four bedrooms, two bathrooms and three versatile receptions whilst thoughtfully decorated and maintained both internally and externally to provide low maintenance.

The accommodation comprises four first floor bedrooms served by a stylish, luxury modern en-suite and family bathrooms, a spacious dual aspect lounge with feature arched windows and French doors giving access to and overlooking the rear garden and patio, a comprehensive fitted kitchen and clever dining area with bespoke seating, a versatile family room and intimate music room (formerly the garage)

Other benefits include separate cloakroom, wc and utility room, double glazing, gas central heating, impressive sweeping driveway providing secure parking for several vehicles and a wonderful landscaped rear garden (approx./95’ in depth), viewed from an elevated sun terrace with steps down to the lawn.

The property is notable for its extremely convenient location, only ½ mile from Ferndown town centre, on regular bus routes and easy access to Ferndown’s championship golf course, Bournemouth International Airport and the A31 commuter routes.

- UPVC secure front door to the entrance hall
- **Entrance hall** with stairs to first floor and understairs storage with wood effect flooring throughout the hall, opaque window to the side and unique open plan aspect to the dining room
- **Dining room** with attractive bay window to the front aspect, original ceiling beams, step up with glazed door to the music room
- **Reception three/music room** with bow window with plantation shutters and seated area
- **Living room** is a simply stunning, spacious dual aspect living space with feature arched windows to the front aspect with bespoke plantation style shutters and further French doors giving access to and overlooking the rear garden and patio, centrally positioned granite mantle, hearth and backdrop with inset gas flame effect fire, wall light points and concealed radiators
- **Cloakroom/wc** with window to the rear, wc, tiled floor and vanity unit with miniature monobloc sink unit and a chrome radiator
- **Kitchen** – the main kitchen extends to the versatile section, ideal as a breakfast area whilst the kitchen comprising a comprehensive range of base and wall mounted units with adjoining worktops, mosaic tiled splashbacks, ceramic 1 ½ bowl single drainer sink unit, mixer taps and window above overlooking the garden, integrated and raised AEG double oven and inset AEG four ring gas hob with extractor above and a further window, integrated and concealed fridge and freezer, tall larder cupboard with retractable shelving, space and plumbing for washing machine and dishwasher and a tiled step up to the breakfast area. Door to the rear garden, this area has a bespoke curved seating area which can take a breakfast table and chairs, and a glazed door to the utility room
- Separate **utility room** with worktop surface with wall mounted soft close cupboards, space for additional fridge and freezer and tumble dryer, tiled flooring
- First floor **landing** with eaves access and hatch to loft, single door to airing cupboard with radiator
- **Main bedroom one** is beautifully presented double aspect room with leaded window to the rear and side, comprehensive range of fitted bedroom wardrobes and door to en-suite bathroom
- **En-suite bathroom** is a stylish refitted suite comprising panel bath set into a tiled recess with offset mixer tap, window above, wc, contemporary vanity unit with inset wash hand basin, chrome towel rail, tiled flooring and part tiled walls to half height
- **Bedroom two** is equally well presented with leaded window to the front
- **Bedroom three** with window to the front aspect
- **Bedroom four** with window to the rear
- **Family bathroom** is a superb refitted modern family shower room comprising dual width corner shower unit with glazed shower screen, chrome shower attachment and shower head above, contrasting tiled floor and partially tiled walls, opaque window to the rear, wc, contemporary vanity unit with inset wash hand basin and mixer taps

COUNCIL TAX BAND: E

EPC RATING: D

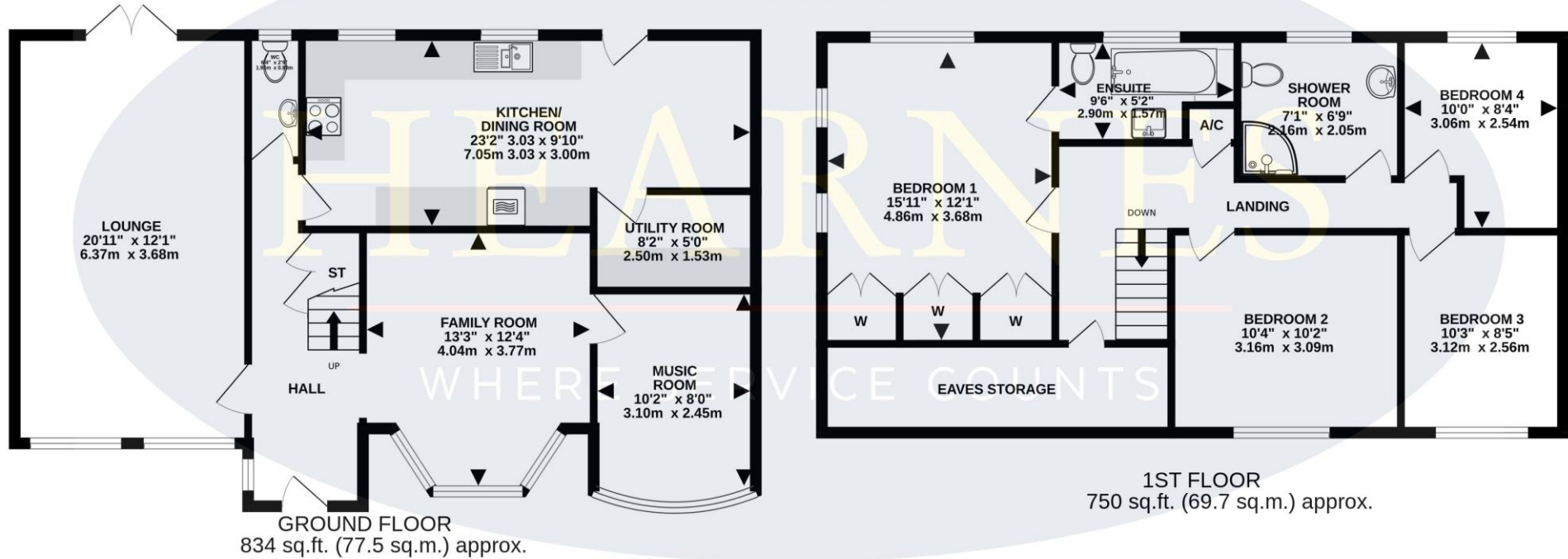




TOTAL FLOOR AREA : 1584 sq.ft. (147.2 sq.m.) approx.

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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Outside

Front The property is approached by a sweeping gravel driveway with parking for numerous vehicles and ample turning space. There is an impressive level section of lawn with superbly maintained shrub and flower borders enclosed by mature hedging and solid timber fencing. Access to one side.

Rear (95' x 56') The entire plot measures 0.25 of an acre which provides a secluded feel. The notable rear garden has been thoughtfully landscaped from its elevated stone patio/terrace and steps down to the level lawn and additional gravel seating area providing a pleasant, relaxing outlook.

The garden is enclosed to both sides by timber fencing with concrete posts and further panel fencing to the rear, section of potential vegetable plot enclosed by picket fencing, timber shed, outside lighting and spacious side area for access storage with gate to the front.



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