Ringwood Road

Ferndown BH22 9AF

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The Property

A very spacious five bedroom detached family home built in the 1920s which is conveniently located within a short walk of the town centre of Ferndown.
The accommodation benefits from lovely tall ceilings, two reception rooms, and a generous kitchen/dining room with an adjoining conservatory.
Upstairs there are five bedrooms over two floors, along with four bathrooms and a study. Outside there is plenty of off road parking and a sizeable rear garden with a double length garage.

- Generous reception hall with stairs to first floor accommodation
- Ground floor cloakroom
- Casement doors to double aspect lounge with tall ceilings and a built in woodburning stove
- Separate dining room/day room to front aspect with bay window
- Open plan kitchen/breakfast room with an excellent range of built in base, wall and drawer units with ample work surfaces over
- Built in appliances include two electric ovens, an electric hob and a built in dishwasher
- Space for table and chairs
- Separate utility room with additional storage, space and plumbing for a washing machine and dryer
- Adjoining boot room and wall mounted gas boiler supplying gas central heating and hot water
- Adjoining conservatory which provides additional living space
- Stairs from main entrance hall to a large first floor landing with a large airing cupboard
- Four first floor generous sized bedrooms, two of which have built in wardrobes
- Two modern and stylish shower rooms and one en-suite with Jack and Jill doors
- Study to front aspect
- Stairs to second floor bedroom with built in bedroom furniture and en-suite bathroom with a modern three piece suite

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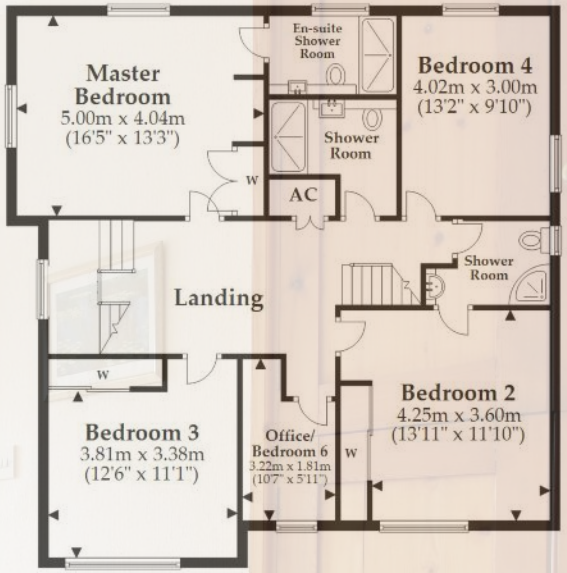
FLOOR PLAN

Ground Floor

Approx. 140.7 sq. metres (1514.9 sq. feet)

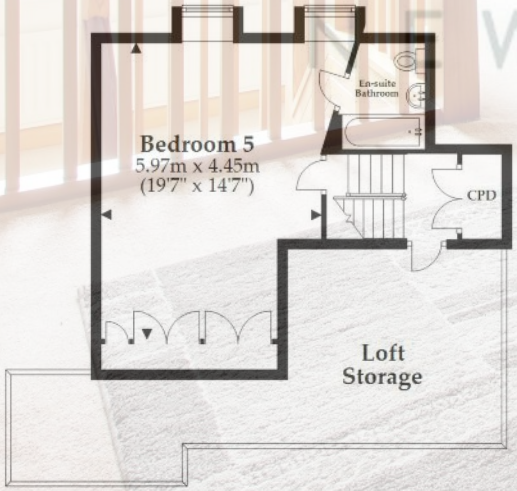
First Floor

Approx. 108.7 sq. metres (1170.5 sq. feet)



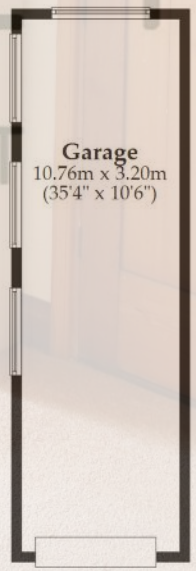
Second Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



Outbuilding

Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 323.0 sq. metres (3476.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood

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Grounds & Gardens

- The property is approached by a long sweeping drive which leads to a large parking forecourt
- Double gates at the side lead to a side courtyard with additional space and a double length garage
- The rear gardens are mainly laid to lawn with boundaries formed by mature hedging
- There are some flowering borders and some small ground covering plants and shrubs and a terrace which lies adjacent to the rear of the property

The Situation

A pleasant and established residential road within a short walk of the town centre of Ferndown. This town offers a good range of shops, leisure facilities, cafes, restaurants and a championship golf course. Excellent road links provide convenient access to the larger coastal towns of Bournemouth, Christchurch and Poole, with their beautiful beaches (approx. 10 miles south), and the easily accessible A31 provides links to the historic market town of Ringwood and the beautiful New Forest (approx. 6 miles east) offering thousands of acres of natural heath and woodland. Southampton is approximately 25 miles east (via the M27). There are airports at both Southampton and Bournemouth.

New Forest National Park

Moors Valley Country Park

Ferndown Golf Course

Moyles Court School

Services

Energy Performance Rating: C
Council Tax Band: G
All mains services connected

Directions

Exit Ringwood along the A31 heading west, continue until you reach Ferndown. At the roundabout just before Ferndown take the first exit on the Ringwood road and continue along this road taking you right through the centre of Ferndown through two sets of traffic lights and you will find the property on your right, opposite Marks and Spencer.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains,furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us:

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