



Beaufoys Avenue

Ferndown, BH22 9RN

SPENCERS





The Property

The layout of this exceptional home has been thoughtfully designed to maximise space, natural light and modern family living, creating a seamless flow throughout.

Upon entering, the welcoming reception hall features an open and sweeping staircase that leads to well-planned ground floor accommodation.

The contemporary kitchen is fitted with high quality built-in appliances, including wall ovens, and finished with stylish work tops and a central island with ample storage throughout. Bi-fold doors and a set of French doors open onto the rear patio, ideal for alfresco dining.

The separate lounge, with a large front-aspect window and a feature log burner, provides a cosy retreat for relaxation.

A generous formal dining room offers an ideal setting for family gatherings, while the study/home office provides flexibility and could easily serve as a fifth bedroom if required.

The utility room adjoins the garage, ideal for returning from outdoor activities and a downstairs bathroom completes the ground floor.

Upstairs, the impressive master bedroom features a vaulted ceiling, Juliet balcony, built-in wardrobes and a luxurious ensuite bathroom.

The second bedroom also enjoys the benefit of an ensuite, while the remaining two bedrooms are served by a contemporary three-piece family bathroom. One of these bedrooms also includes built-in wardrobes.



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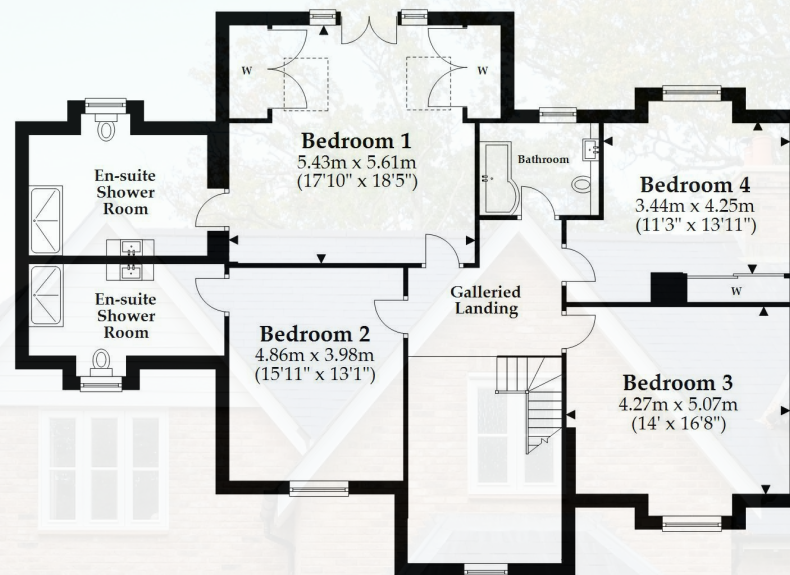


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FLOOR PLAN

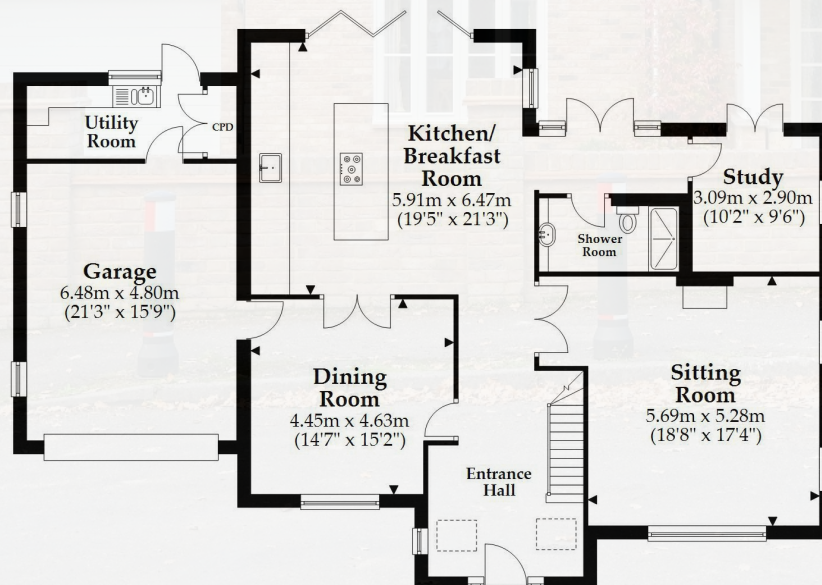
First Floor

Approx. 138.7 sq. metres (1492.8 sq. feet)



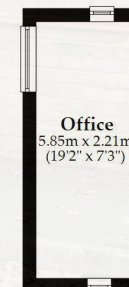
Ground Floor

Approx. 172.5 sq. metres (1857.0 sq. feet)



Cabin

Approx. 12.9 sq. metres (139.2 sq. feet)



Total area: approx. 324.1 sq. metres (3489.0 sq. feet)

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









The Situation

Situated in one of Ferndown's most prestigious and well established roads within easy walking distance to Ferndown town centre, the property has access to the SSSI site (Site of Special Scientific Interest) and local nature reserve. The town offers a wide range of shops, leisure facilities, cafés, restaurants and a championship golf course. Excellent road connections provide convenient access to the larger coastal towns of Bournemouth, Christchurch and Poole, with their beautiful beaches approximately 10 miles to the south. The nearby A31 gives easy access to the historic market town of Ringwood and the stunning New Forest National Park, around 6 miles to the east, offering thousands of acres of natural heathland and woodland. Southampton lies approximately 25 miles east via the M27, with airports and railway stations conveniently located at both Bournemouth and Southampton.

Directions

Exit Ringwood along the A31 heading west and continue right towards Ferndown. At the roundabout adjacent to the supermarket, take the second exit, heading along Wimborne Road East. At the second set of traffic lights, turn right into Queens Road. At the T junction, turn right and follow the road down into the cul-de-sac. The property can be found on your left hand side.





Outside

A secure sliding gate opens to a gravel parking area and garage, combining convenience with privacy. A paved entrance with a pedestrian gate provides easy access, while neatly landscaped lawns add a touch of greenery and instant curb appeal. The rear garden is predominantly laid to lawn and complemented by a raised terrace that spans the back of the property, perfect for outdoor entertaining. A spacious office or summer house, complete with power and internet, offers a versatile space for work or relaxation. Mature hedges surround the garden, providing privacy, while a lockable gate gives access via a pathway to the SSSI site and nature reserve.

Additional Information

- Tenure: Freehold
- Council Tax Band: E
- Energy Performance Rating: C Current: 75C Potential: 78C
- Mains electricity, water and drainage
- Gas central heating
- Ultrafast broadband with speeds of 1,800 Mbps is available at the property (Ofcom)
- FFTP - Fibre to the property directly
- Mobile Coverage: Good coverage, please contact your provider for further

Important Notice

Spencers 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 or 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 fittings, 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:

42 High Street, Ringwood, Hampshire BH24 1AG
T: 01425 462600 E: ringwood@spencersproperty.com

www.spencersproperty.co.uk