

# Casterbridge Road

Ferndown, Dorset BH22 8LN



**HEARNES**

WHERE SERVICE COUNTS







***“A substantially enlarged and extremely versatile  
2,900 sq ft family home with an 85ft secluded, southerly  
facing garden offered with no chain”***

**FREEHOLD PRICE £799,950**

This exceptionally spacious three storey five/six bedroom, two bathroom, one shower room, three/four reception room detached family home has 85ft secluded and southerly facing rear garden with a detached double garage and driveway providing generous of road parking occupying a plot measuring 0.17 of an acre.

Sympathetically and substantially enlarged 2,900 sq ft three storey family home occupies a larger than average and secluded corner plot whilst offering light, spacious and extremely versatile accommodation which would suit a multi-generation family as the property has excellent annexe potential. This fantastic family home also has the added benefit of being offered with no forward chain.

- **A substantially enlarged 2,900 sq ft, three storey five/six bedroom detached family home occupying a large secluded and southerly facing corner plot measuring 0.7 of an acre**

**Ground floor:**

- **Entrance hall** with stairs rising to the first floor
- **Ground floor cloakroom** finished in a white suite with tiled floor
- **Double bedroom** which could also be used as a reception room
- **19ft Dual aspect lounge** with a wood burning stove creating an attractive focal point of the room and double glazed French doors leading out onto the southerly facing rear garden
- **17ft Separate dining room** with tiled floor and double glazed French doors leading out into the south facing rear garden
- **Inner hallway** with utility cupboard, storage cupboard and additional cupboard housing wall mounted gas fired boiler, tiled floor and a second front entrance leading out onto the front driveway
- **21ft x 19ft Stunning open plan kitchen/breakfast/family room.** This area of the property is a fantastic family and entertaining space as it has double glazed French doors leading out onto the rear garden. There is space for a large sofa with a separate staircase rising up to a play room
- **The kitchen/breakfast area** incorporates ample worksurfaces which continues round to form a breakfast bar, good range of base and wall units with underlighting, integrated Neff hob, oven and grill, space for American style fridge/freezer, recess and plumbing for a dishwasher, tiled splashbacks and double glazed window overlooking the rear garden
- **19ft Playroom** which is an impressive reception room with vaulted ceiling and large feature window offering a pleasant outlook across the rear garden and adjoining protected woodland. This room can obviously be used as required and currently is being used as a home office

**First floor:**

- **19ft Master bedroom** with excellent fitted bedroom furniture to include wardrobes and bedside cabinets
- **En-suite bathroom/shower room** finished in a white suite incorporating a large shower cubicle, jacuzzi spa bath, WC, wall mounted wash hand basin
- **Bedroom two** is a large double bedroom benefitting from fitted wardrobes
- **Dressing area** with additional fitted wardrobe
- **En-suite shower room** finished in a white suite incorporating a shower cubicle, pedestal wash hand basin, WC
- **Bedroom five** which is currently being used as a study

**Second floor:**

- **Family bathroom** finished in a white suite incorporating panelled bath with mixer taps and shower attachment, pedestal wash hand basin, WC
- **Two generous sized 18ft double bedrooms** both with two fitted double wardrobes

**COUNCIL TAX BAND: G**

**EPC RATING: C**



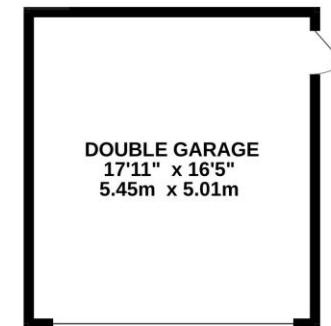
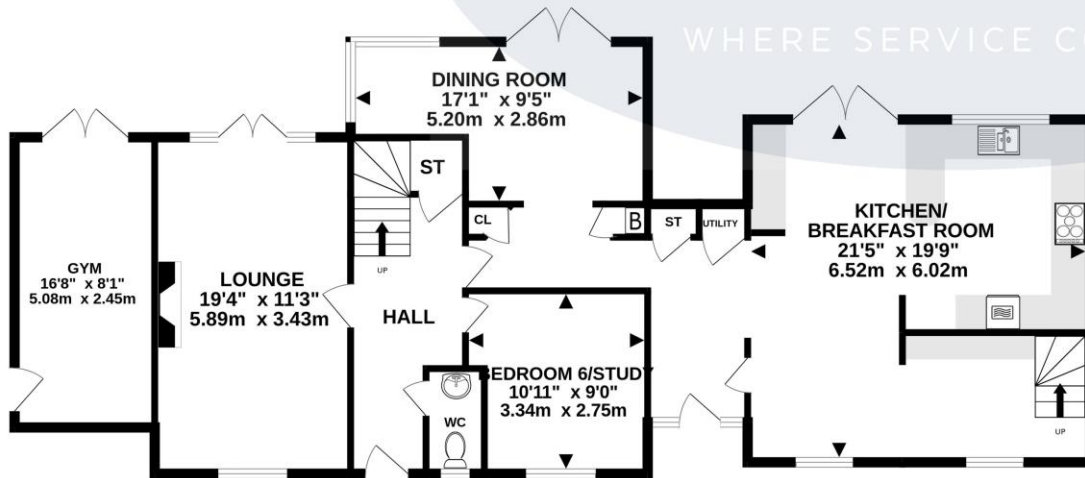
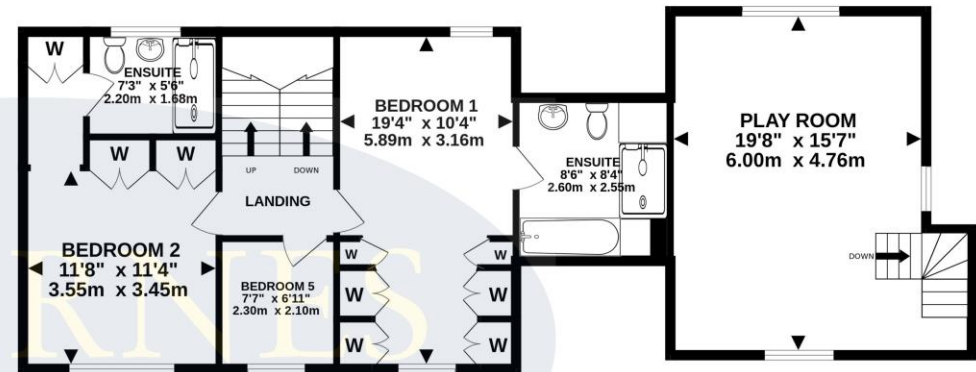
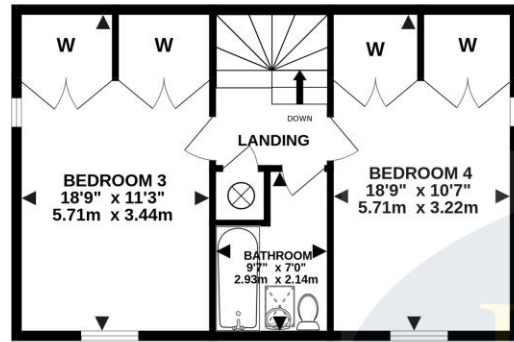




TOTAL FLOOR AREA : 2994 sq.ft. (278.1 sq.m.) approx.

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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NOT LOCATED IN EXACT  
POSITION  
294 sq.ft. (27.3 sq.m.) approx.









## Outside

- **The rear garden** is without doubt a superb feature of the property as it is considerably larger than the average, backs onto a protected woodland, therefore offers an excellent degree of seclusion and measures approximately 80ft x 45ft
- Adjoining the rear of the property there is a **large paved patio**. The patio extends round to a decked seating area and further side area of side patio which offers a fantastic private barbeque and entertaining space with a side gate opening onto the front driveway. The remainder of the garden is predominantly laid to lawn. The garden itself is fully enclosed by fencing
- Adjoining the easterly wing of the property there is a **16ft gym** with double doors leading out onto the rear garden and a side personal door
- **A front block paved driveway** provides generous off road parking which in turn leads round to a detached double garage
- **Detached double garage** has remote control up and over door, light and power and a side personal door
- Withing the front garden there is a **EV charge point**
- **Further benefits include** double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away. Ferndown also has a Championship Golf Course on Golf Links Road. The clubhouse to the golf course is located approximately one mile away.





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