

Henchard Close

Ferndown, Dorset, BH22 8LH



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned 2,200 sq ft family home occupying a southerly facing and secluded corner plot”

FREEHOLD GUIDE PRICE £750,000

This extremely spacious and immaculately presented four double bedroom, one shower room, two bathroom, four reception room detached three storey family home has a secluded, southerly facing rear garden, a detached double garage and driveway providing generous off road parking whilst tucked away in a sought after cul-de-sac location.

This 2,200 sq ft light, spacious and versatile family home is situated on the edge of the popular Camellia's development and adjoins an area of woodland (known as Poor Common) which provides acres of woodland walks with pedestrian access to the common located opposite the property.

A generous size plot is a particular feature. There is also space to accommodate a motorhome or caravan. An early viewing is strongly recommended by sole selling agents.

- **2,200 sq Four double bedroom, four reception room, three storey town house on a larger than average southerly facing corner plot**

Ground floor:

- **Spacious entrance hall** with wood flooring
- **Dual aspect lounge** with a bay window to the front aspect. An attractive focal point of the room is a wood burning stove with slate hearth and wooden mantle above
- **Study** with understairs cupboard housing a wall mounted gas fired boiler, double glazed window to the front aspect
- **Kitchen** incorporating roll top worksurfaces, base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for dishwasher, space for fridge and freezer, integrated fridge, attractive tiled splashbacks, tiled floor and double glazed window overlooking the rear garden
- **Good size utility room** with sink unit and base units, recess and plumbing for washing machine, tiled floor and double glazed door leading out into the garden
- **Cloakroom** finished in a white suite
- **Dining room** with wooden flooring and double glazed door giving access into the south facing rear garden
- **Sitting room** enjoys a triple aspect with double glazed doors leading out onto the side patio area

First floor:

- **Landing**
- **Bedroom two** is a generous size double bedroom benefitting from two fitted double wardrobes
- **Spacious en-suite shower room** incorporating a good size corner shower cubicle, pedestal wash hand basin, WC, tiled floor
- **Bedrooms three** and four are both double bedrooms benefitting from fitted wardrobes
- **Spacious family bathroom/shower room** finished in a stylish white suite incorporating a good size shower cubicle with chrome raindrop shower head, freestanding roll top bath with mixer taps and shower attachment, pedestal wash hand basin, WC, tiled floor

Second floor:

- **Landing** cupboard and staircase offering easy and quick access to the loft space
- **Bedroom one** is an impressive 19ft double bedroom with an extensive of fitted wardrobes and a walk-in wardrobe which in turn gives access into the airing cupboard
- **Spacious en-suite bathroom** incorporates a panelled bath with glass shower screen and shower over, pedestal wash hand basin and WC

COUNCIL TAX BAND: G

EPC RATING: C



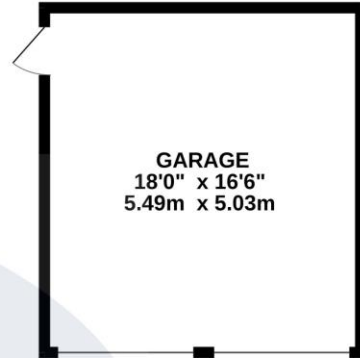




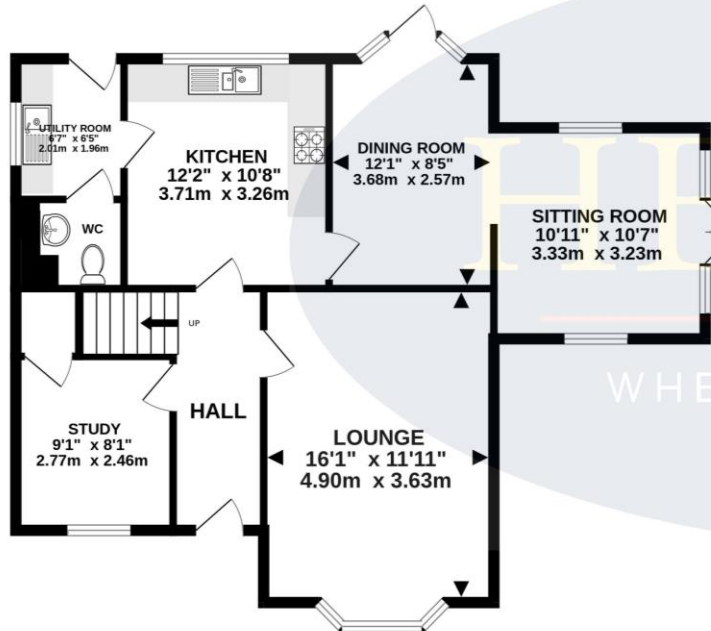
TOTAL FLOOR AREA : 2205 sq.ft. (204.9 sq.m.) approx.

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.

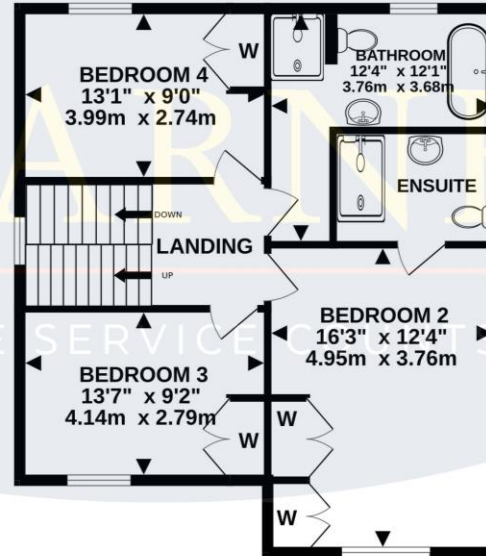
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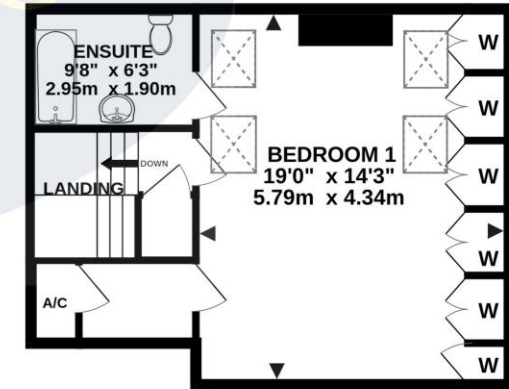
NOT LOCATED IN EXACT POSITION
297 sq.ft. (27.6 sq.m.) approx.



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



2ND FLOOR
463 sq.ft. (43.0 sq.m.) approx.





Outside

- **The rear garden** measures approximately 50ft in length, faces a southerly aspect and offers an excellent degree of seclusion
- The garden has been landscaped for ease of maintenance and incorporates a large **Indian sandstone paved patio** with steps leading up into an area of artificial lawn which is bordered by well stocked flower beds, also within the garden there are various outside light
- **A patio** continues around the side of the property where there are further well stocked flower beds and a small greenhouse
- On the opposite side of the property there is **hard standing for a motor home or caravan and two useful sheds** with double wooden gates opening to provide vehicle access
- **The front garden** has also been landscaped for ease of maintenance and is stocked with many attractive plants and shrubs
- **A driveway** provides generous off road parking and in turn leads up to a detached double garage
- Detached double garage has two metal up and over doors, light and power and side personal door
- **Further benefits include;** double glazing, a gas fired heating system and security alarm

There is a small selection of amenities on Glenmoor Road less than half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.



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