

New Road

Ferndown, Dorset BH22 8EU



HEARNES

WHERE SERVICE COUNTS



“Wonderful character detached four bedroom, two reception room family home with planning to extend, landscaped 100ft garden, garage and ample parking”

FREEHOLD PRICE £625,000

This extremely well proportioned detached family home provides scope to extend with current planning permission within a secluded mature plot of 0.2 of an acre, centrally positioned with exceptional driveway parking space and a thoughtfully landscaped cottage style 103ft rear garden.

The accommodation comprises four first floor bedrooms served by a modern family bathroom, a delightful formal living room with recessed wood burner and double doors to a versatile kitchen/family room with island unit, utility space and separate cloakroom together with a versatile second reception/dining room which could be used as a ground floor bedroom. Other benefits include a convenient entrance porch, gas central heating, double glazing, garage and driveway parking for numerous vehicles screened from the road by mature hedging.

Ground floor:

- Secure double glazed front door with leaded light picture window accessing convenient **entrance porch** and cloaks storage with original timber 1930's front door with oval leaded window giving access to the entrance hall
- **Entrance hall** door to understairs cupboard, stairs to first floor with original porthole window
- Charming **living room** with double glazed window to the front aspect, ornate solid stone mantle hearth and back drop with fireplace recess housing wood burning stove, original picture rails and glazed double doors giving access to the kitchen/breakfast room
- **Kitchen/breakfast room** fitted in a range of modern base and wall mounted units with adjoining worktops and matching island breakfast bar with drawers below and seating space, space and gas point for range cooker, tiled splashbacks, cupboard housing wall mounted gas combination boiler, further section of the kitchen has a one and a half bowl single drainer sink unit with mixer tap and double glazed window above overlooking the garden, space, power and plumbing for washing machine and dishwasher additional worktop space and a double glazed door giving access to the front driveway and patio section which has the potential to be extended with current planning permission, double glazed French doors giving access and overlooking the rear garden and further double glazed window to the side
- **Ground floor cloakroom** accessed from the kitchen with WC and double glazed window to the rear
- **Dining room** double glazed single patio door and windows to both sides accessing the rear garden, stone fireplace with hearth and mantle to recessed open fire and wood laminate flooring throughout

First floor:

- **Landing** with exposed wooden ornate balustrade, double glazed window to the side and hatch to loft space
- **Bedroom one** has a double glazed window to the front aspect
- **Bedroom two** has a double glazed wooden casement window to the rear aspect
- **Bedroom three** has a double glazed wooden casement window to the rear aspect
- **Bedroom four** has a double glazed bay window to the front
- **Family bathroom** with matching white suite comprising 'P' shaped panelled bath with mixer tap and wall mounted shower attachment, fully tiled walls and glazed shower screen, tiled flooring, vanity unit with inset base and WC, opaque double glazed wooden casement window to the rear, contemporary ladder style heated towel rail

COUNCIL TAX BAND: E

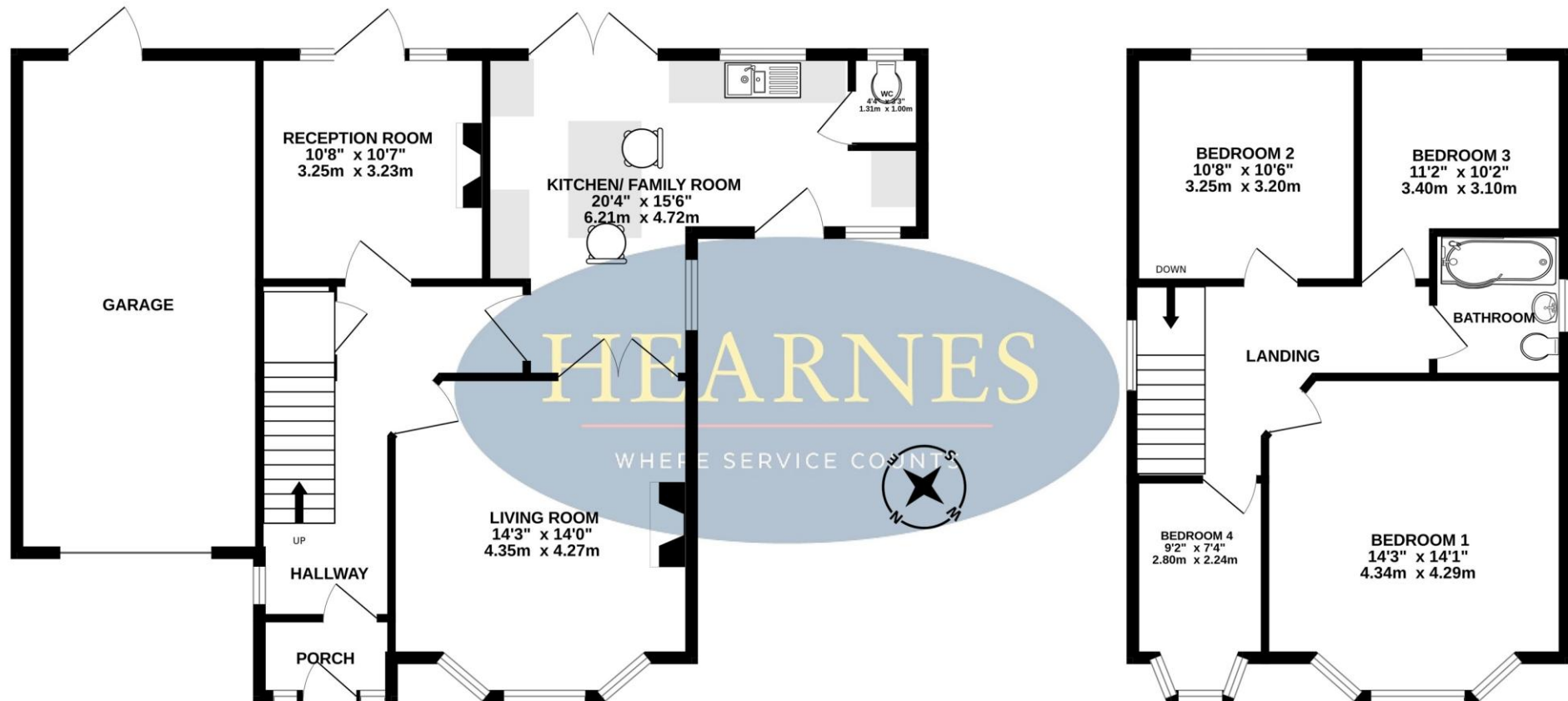
EPC RATING: E





GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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.
Made with Metropix ©2025





Outside

- The rear garden is a particular feature of the property as it is landscaped over several sections with patio retreats immersed in the well stocked borders, a gardeners poly tunnel, herb garden, vast level lawn, timber store and superb timber summerhouse with multiple uses, integral power and lighting located to the rear of the plot providing a true oasis amongst the mature backdrop.
- Front driveway provides off road parking for numerous vehicles

The property is located approximately half a mile away from Ferndown Town Centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship Golf Course on Golf Links Road. The clubhouse to the golf course is located approximately 350 meters away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne