



Guide Price

£850,000

VICTORIA ROAD, FERNDOWN BH22 9JE

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ FOUR DOUBLE BEDROOMS
- ◆ THREE BATHROOMS (TWO ENSUITE)
- ◆ SOUTHERLY ASPECT GARDEN
- ◆ PURPOSE BUILT GARDEN STUDIO
- ◆ ENTIRELY REFURBISHED THROUGHOUT
- ◆ DETACHED DOUBLE GARAGE
- ◆ CLOSE TO TOWN CENTRE
- ◆ VENDOR SUITED

An immaculately presented and well-proportioned family home positioned within a stone's throw of Ferndown town centre and boasting four bedrooms, dressing room, three bathrooms, purpose-built garden studio and a detached double garage, as well as ample off road parking.

Property Description

The home is set back away from Victoria Road which serves as part of Ferndown's High Street and the home offers generous proportions, whilst being within a short walk of Ferndown's shops and amenities. The accommodation comprises an entrance hallway, formal living room, open plan kitchen/dining room, games room, playroom, utility and cloakroom to the ground floor, with three double bedrooms and three bathrooms, of which two are en-suite, on the first floor. Furthermore, the master bedroom benefits from a formal dressing room and the entire property has been extensively remodelled and renovated over the course of the last five years. Some of the highlights of the renovation include smart lighting systems throughout the living spaces, CAT6 networking throughout the home, double glazing and a gas fed, pressurised, domestic hot water and heating system.





Gardens and Grounds

The property is accessed via a shared driveway and there is a generous area of forecourt which is suited to several vehicles and in turn provides access to the detached double garage. There is an electric car charging point installed and a garden gate set between the home and the garage denotes access to the southerly facing rear garden. The garden is predominantly laid to a kept lawn with raised planted borders and there is a flagstone patio which extends to the left hand side of the garden. This alfresco dining space gives access to a further pagoda patio which adjoins the detached garden studio. The studio is purpose built, insulated, benefits from power and light and provides a pleasant environment, whether for business or pleasure.

Location

Ferndown is located conveniently at the start of the A31 and enjoys a strategic position allowing easy vehicular access to Bournemouth, Poole and Christchurch. With a championship golf course, busy retail precinct and two national supermarkets, Ferndown is 4 miles (6.4 km) from Bournemouth International Airport. The King George's Field is a very large area of open space, including a children's playground six tennis courts, four football pitches, cricket pitch, a bowling green, boules area, croquet practice lawn, a rugby pitch and a fully equipped skateboard park. There are two golf clubs, Ferndown Forest Golf Club, which offers a single 18-hole course and Ferndown Golf Club. The Ferndown Leisure Centre has two heated pools, a sports hall, a fully equipped Gymnasium, Squash Courts and a rifle range. There is a shopping centre at Penny's Walk, which also includes a large Tesco supermarket and the local branch of the county library. A Sainsbury's is located nearby as well as a Halfords and McDonalds on the outskirts. There are large areas of woodland and heathlands around the area which makes Ferndown a sought after residential location.



Size: 2236 sq ft (207.8 sq m)

Heating: Gas fired (Pressured) 3 yrs old, serviced annually

Glazing: Double glazed

Loft: Yes, 25% boarded

Parking: Shared driveway for several vehicles. Detached double garage

Garden: South facing

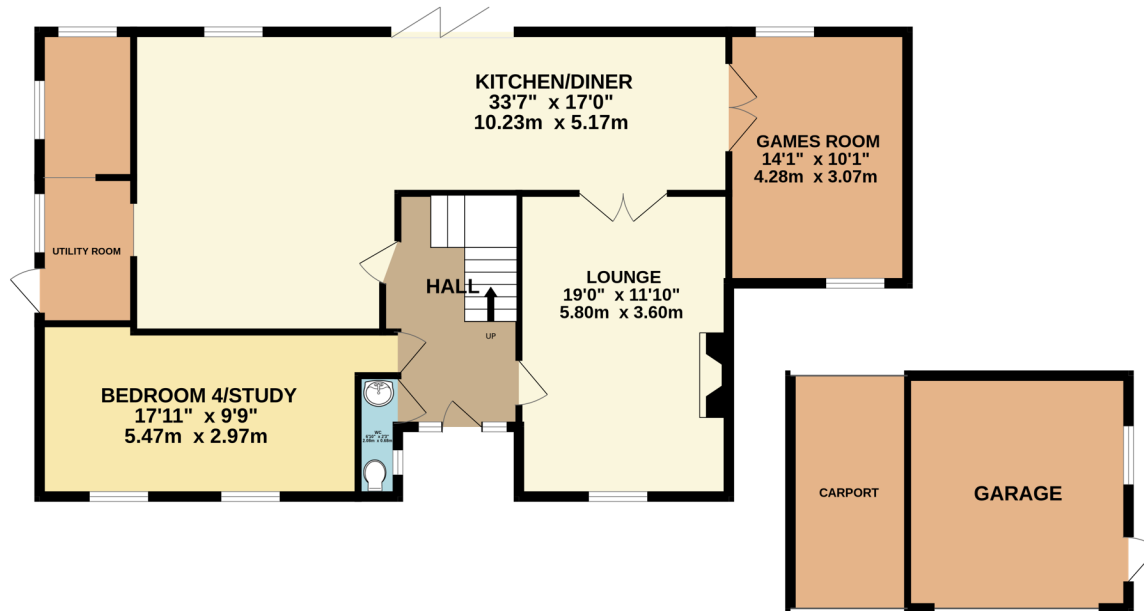
Main Services: Electric, water, gas, telephone, drains

Council Tax Band: F

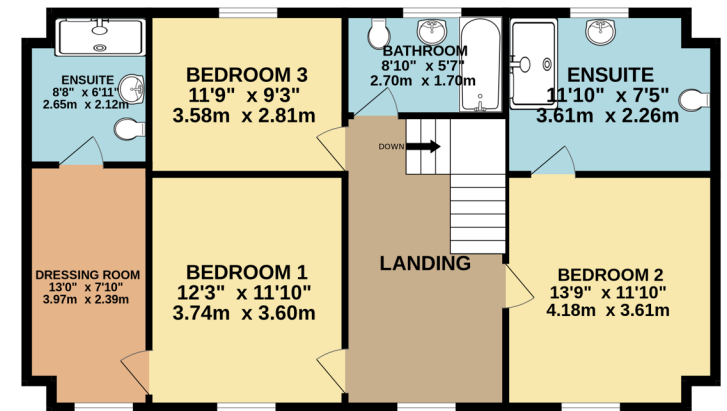




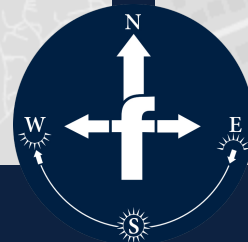
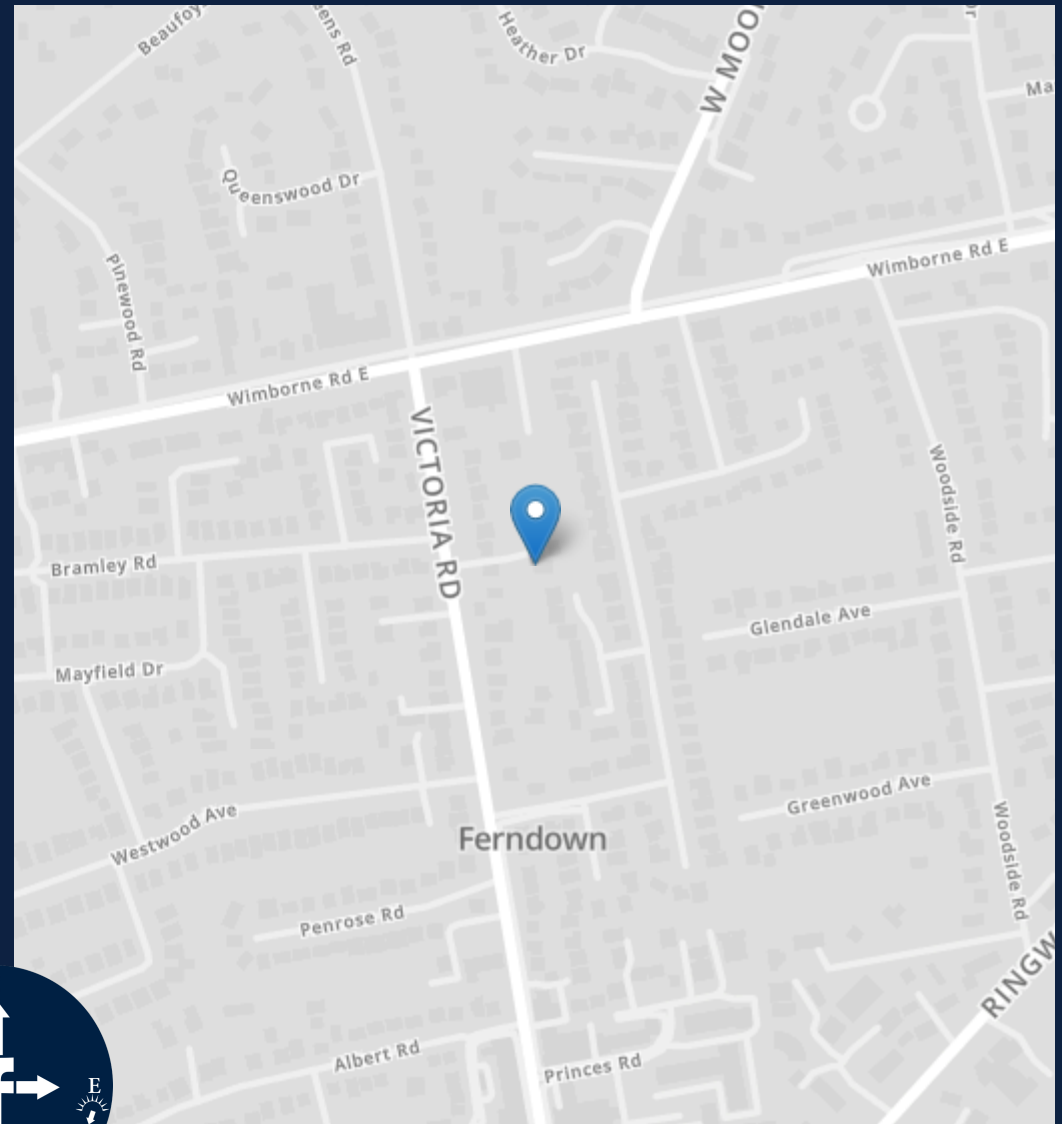
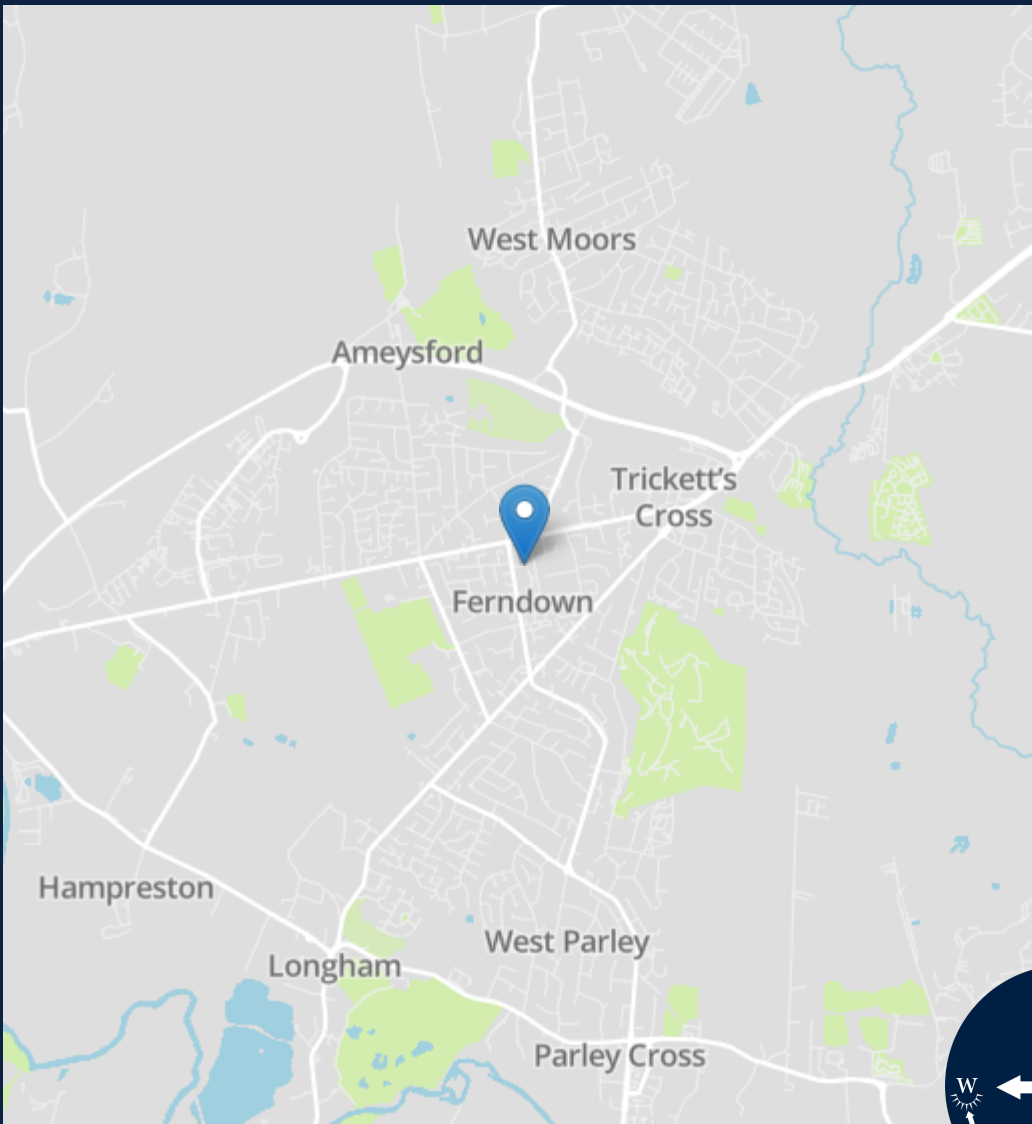
GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 2236 sq.ft. (207.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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