

# Church Road

Ferndown, Dorset BH22 9EX



**HEARNES**

WHERE SERVICE COUNTS







***“A 2,200sq ft family home with a 25ft detached double garage, own solar panels and 10kw battery store”***

**FREEHOLD GUIDE PRICE £650,000**

This immaculately presented and deceptively spacious three bedroom, one bathroom, one shower room detached family home has a 70ft secluded rear garden and a 25ft detached double garage with driveway providing generous off road parking and owned solar panels with a 10Kw battery store.

This superbly positioned 2,200sq ft light, spacious and versatile family home occupies a good size secluded plot whilst conveniently located approximately 400 metres from Ferndown’s town centre.

- **A 2,200sq ft three bedroom detached family home with a detached double garage, owned solar panels and battery store**

**Ground floor:**

- Spacious **entrance hall/study area**
- **Cloakroom** finished in a stylish white suite with fully tiled walls and flooring
- Extremely spacious 26ft dual aspect **lounge/dining room**
- **The lounge area** has double glazed window to the front aspect and a living flame contemporary gas fire with limestone surround, whilst the dining area has ample space for dining table and chairs and five fitted double wardrobes
- 24ft Stunning **kitchen/breakfast room** with a vaulted ceiling and two velux roof windows flooding this fantastic family space with lots of natural light and double glazed French doors leading out into the rear garden
- **Kitchen** incorporates ample worktops with a good range of base and wall units, recess for range cooker with extractor canopy above, integrated dishwasher, space for fridge/freezer, attractive tiled splashbacks, ample space for breakfast table and chairs, tiled floor
- Good size **utility room** with worktops, sink unit, base and wall units, floor standing battery store, tiled floor
- Beautifully finished and stylish **family shower room** incorporating a good size corner shower cubicle, contemporary wash hand basin with vanity storage beneath, fully tiled walls and flooring

**First floor:**

- Spacious **landing/office area** with access to a walk-in loft storage space
- **Bedroom one** is a generous sized 14ft double bedroom benefitting from fitted double walk-in wardrobes
- **Bedroom two** is also a generous size double bedroom benefitting from fitted wardrobes
- **Bedroom three** is a good size single bedroom also benefitting from fitted wardrobes
- Spacious 13ft **family bathroom/shower room** finished in a white suite incorporating a panelled bath with tiled surround, mixer tap and shower attachment, separate shower cubicle, pedestal wash hand basin, WC, fully tiled walls and flooring

**COUNCIL TAX BAND: E**

**EPC RATING: C**





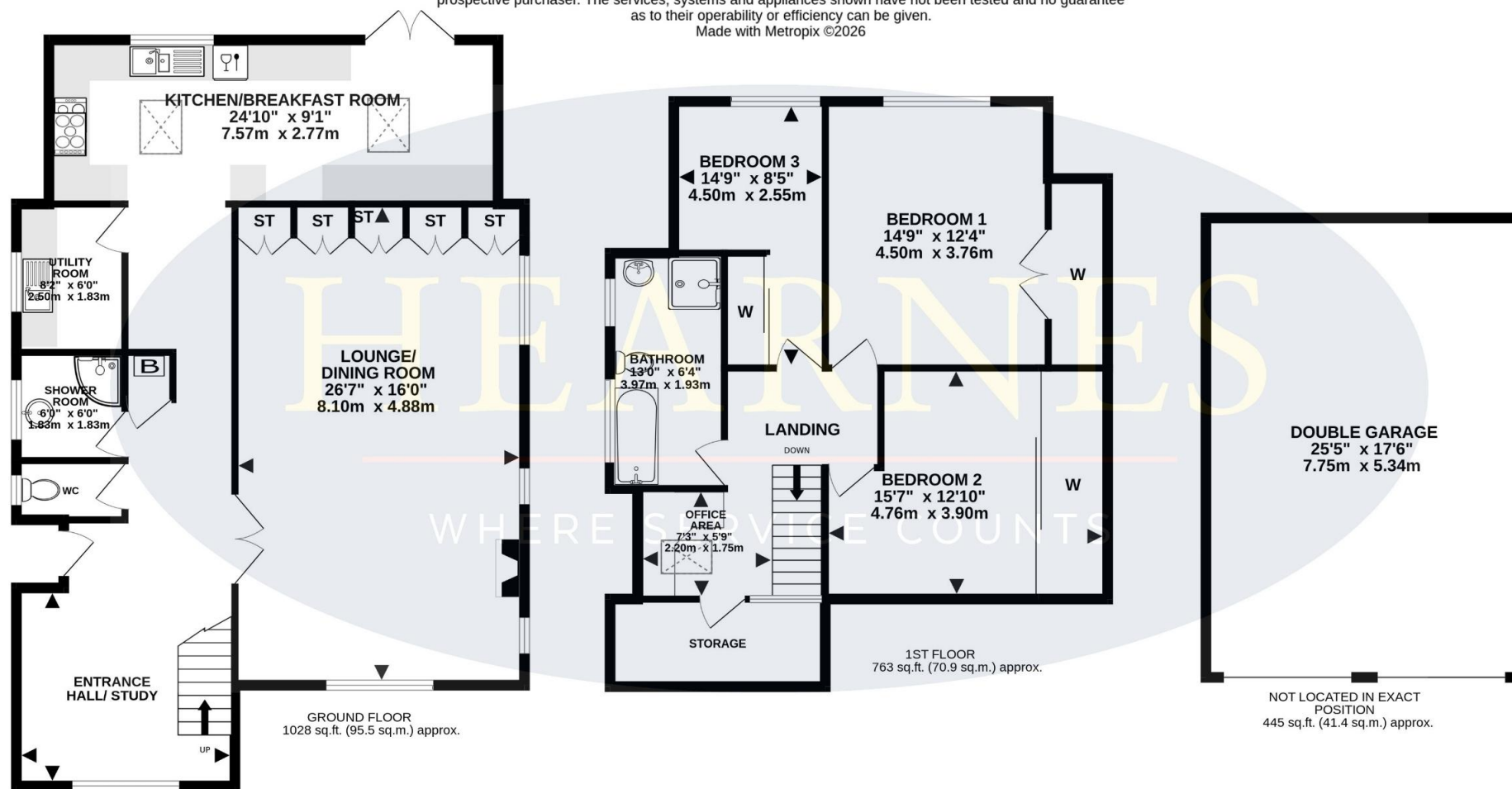




TOTAL FLOOR AREA : 2236 sq.ft. (207.8 sq.m.) approx.

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.

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## Outside

- **The rear garden** is a superb feature of the property as it offers an excellent degree of seclusion and measures approximately 70ft in length. The garden itself incorporates a good size lawned area which is bordered by well stocked flower beds. The lawn continues down to the far end of the garden where there is a raised, paved patio area with **summer house/garden shed**. Also at the far end of the garden there is an additional **summer house/garden shed** which creates an attractive feature
- **A front and side driveway** provides generous off road parking. The side driveway in turn leads down to a wooden five bar gate which opens onto a rear driveway providing additional off road parking
- To the rear of the property there is also a **25ft detached double garage** with high quality electrically operated and remote control up and over twin doors and light and power
- **Further benefits include:** double glazing, UPVC fascias and soffits, a gas fired heating system, owned solar panel, a 10Kw battery store and security cameras

Ferndown offers an excellent range of shopping, leisure and recreational facilities.





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