

West Moors Road,

West Moors, Dorset, BH22 0QW



HEARNES

WHERE SERVICE COUNTS



“A 2,699 sq ft seven bedroom family home with a detached lodge, double garage, paddocks and formal garden, on a plot measuring 2.69 of an acre”

FREEHOLD GUIDE PRICE £1,100,000

This rarely available and extremely spacious seven bedroom, two bathroom, two shower room, four reception room detached family home has a large secluded southerly facing formal garden, detached lodge with enormous potential, enclosed paddocks, stable block and detached double garage, occupying a plot measuring 2.69 of an acre.

‘Silverlands’ has been in the current owner’s possession for circa 23 years. The main house is approximately 2,700 sq ft and has an indoor swimming pool which does require some work. The house has undergone a number of recent improvements and has fantastic further potential, whilst the lodge also has an enormous amount of potential. The property is located within close proximity of local amenities and comes to the market offered with no onward chain.

- **A 2,699 sq ft seven bedroom detached family home with secluded formal gardens, paddocks, outbuildings and detached lodge on a plot measuring 2.69 of an acre**

Ground Floor:

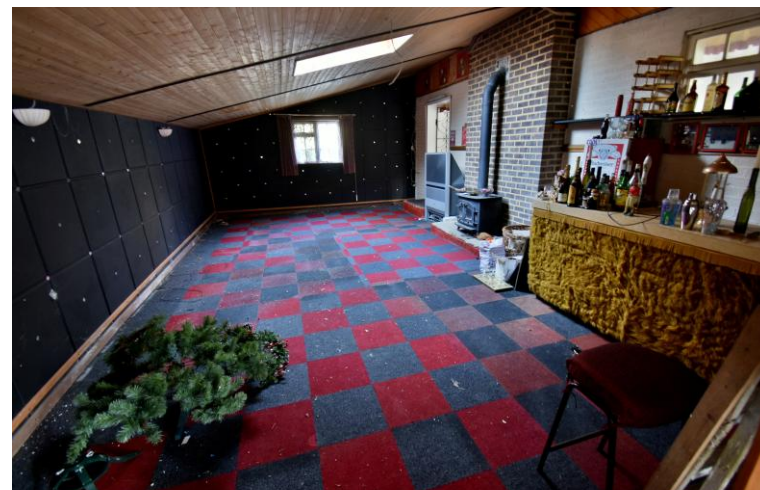
- Impressive **reception hall**
- **Shower room** refitted in a modern white suite
- **28ft Dual aspect lounge** with open fireplace
- **28ft Family room** with log burner and bar area
- **Indoor swimming pool**, which does require work
- Separate **dining room** enjoying a view over the rear garden
- **Study** enjoying a view over the front garden
- 24ft x 15ft Open plan **kitchen/breakfast room** enjoying views over the rear garden and a door giving access
- Good sized **utility room** with boiler and door leading out to a side path
- **Two bedrooms**
- **Bathroom**

First Floor:

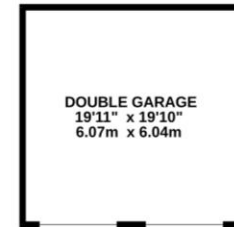
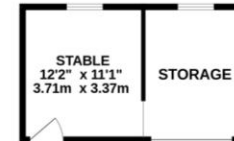
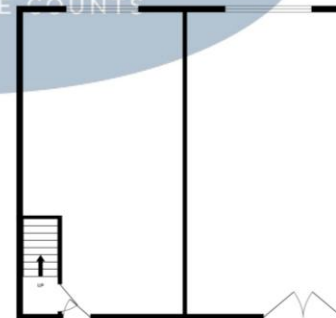
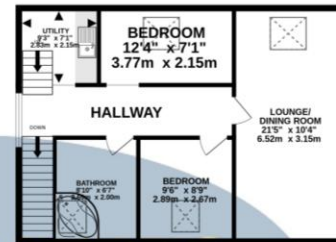
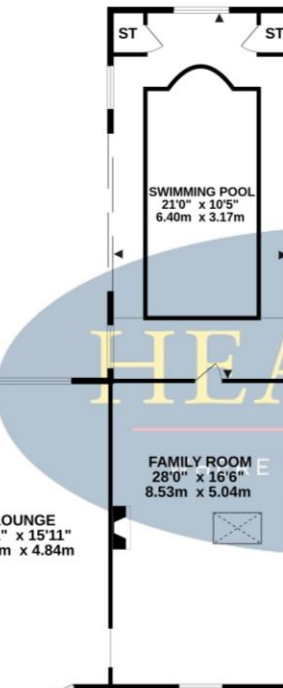
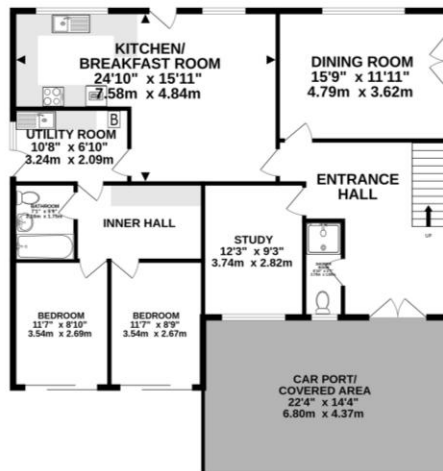
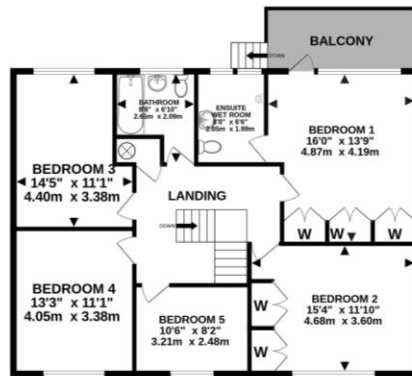
- **Bedroom one** is a generous sized 16ft double bedroom with fitted wardrobes and access out to a balcony
- Refitted **en-suite wet room**
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes
- **Two further generous sized double bedrooms**
- **Fifth good sized single bedroom**
- Refitted modern **family bathroom**
- There is a **detached lodge over three floors**, the ground floor is subdivided into a garage area and storage area, with stairs rising to the first floor. On the first floor there are two bedrooms, lounge/dining room, bathroom and utility room. Further stairs rise into the loft space which provides useful storage. The lodge has fantastic potential
- **Further benefits** include double glazing, an oil-fired heating system and the property now comes to the market offered with **no forward chain**

COUNCIL TAX BAND: G

EPC RATING: E







OUTBUILDINGS
644 sq.ft. (59.8 sq.m.) approx.

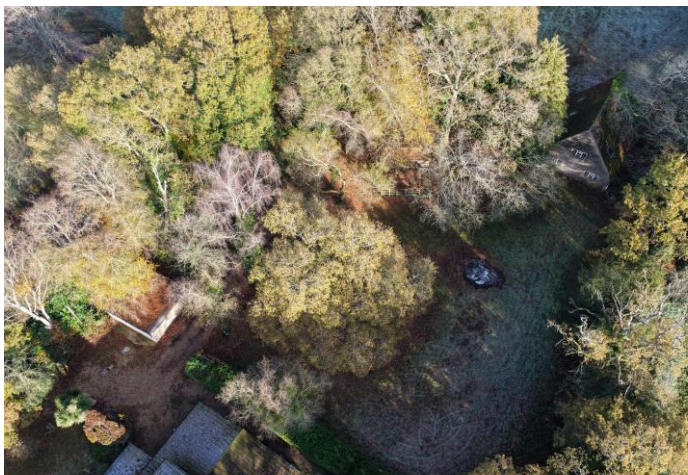
TOTAL FLOOR AREA : 6287 sq.ft. (584.1 sq.m.) approx.

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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AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- The main area of formal garden faces a **southerly aspect**, offers an excellent degree of seclusion, is predominantly laid to lawn and measures approximately **95ft x 85ft**. There is a 5 bar gate that opens onto a further area of formal garden. The plot that 'Silverlands' and the lodge sits within measures **1.18 of an acre**
- On the westerly side of the property there is an **enclosed paddock measuring 0.868 of an acre**. Within this paddock there is an outbuilding which was formerly used as a stable with storage
- Access via a **separate driveway** and adjoining the lodge there is an additional paddock which is fully enclosed and measures 0.63 of an acre
- 'Silverlands' is approached by a **150ft driveway**, which in turn leads up to a **detached double garage**

The village centre of West Moors is located approximately 1 mile away. West Moors offers a good selection of day to day amenities. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 3 miles away. The market towns of Wimborne and Ringwood are both located approximately 6 miles away.



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



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