

# Pinewood Gardens

Ferndown, Dorset BH22 9TT



**HEARNES**

WHERE SERVICE COUNTS







# ***“An extremely attractive Tudor style character family home with a south facing garden in a sought after and convenient cul-de-sac location”***

**FREEHOLD PRICE £700,000**

This superbly positioned and generous sized four double bedroom, three reception room, one bathroom, one en-suite detached Tudor style family home has a double car port and driveway with secluded south facing rear garden with former detached double garage converted to create a bar and outside entertaining space along with a useful storage area/workshop with loft room above.

The property is situated in a sought after and convenient cul-de-sac location with just 5 other Mock Tudor style and executive family homes.

- **An attractive Mock Tudor style four double bedroom executive family home with a secluded south facing garden and a converted detached former double garage**

## **Ground floor:**

- **Spacious entrance hall** with exposed wooden beams, exposed brick feature walls, understairs cupboard and wooden panelled latch & lever internal doors leading through to the ground floor accommodation
- **Cloakroom** finished in a stylish white suite with tiled floor
- **Kitchen/breakfast room** incorporating ample worktops, good range of base and wall units and an integrated Neff oven, combination oven, gas hob with extractor hood above, recess and plumbing for dishwasher, recess for fridge, cupboard housing wall mounted gas fired boiler, exposed wooden beam and double glazed window overlooking the rear garden
- **Good size utility room** with worktops, sink unit, base and wall units, recess for fridge/freezer, recess and plumbing for washing machine, space for condensing tumble dryer and a double glazed door leading out into the car port
- **Separate dining room** with exposed ceiling beam and double glazed French doors leading into the rear garden
- **Study** with exposed ceiling beam and double glazed window overlooking the front garden
- **Impressive 22ft lounge** which enjoys a dual aspect, exposed ceiling beams, double glazed French doors leading out into the rear garden. An attractive focal point of the room is a large, exposed brick inglenook fireplace

## **First floor:**

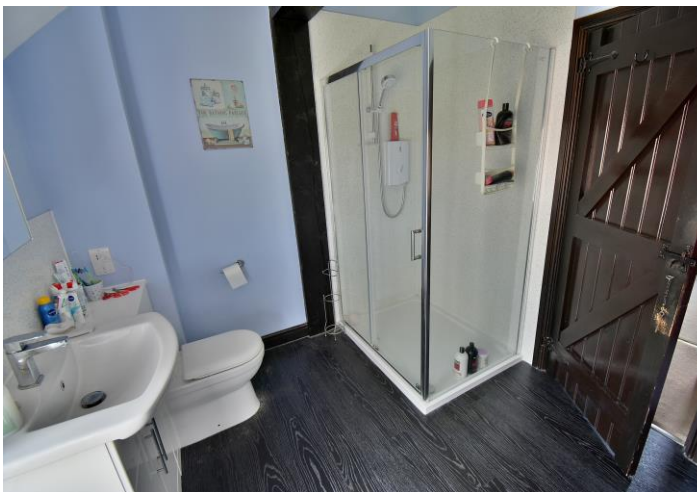
- **Landing** with airing cupboard
- Impressive **dual aspect master bedroom** with exposed wooden beams and newly fitted integrated wardrobes
- **Spacious en-suite shower room** incorporating a corner shower cubicle, exposed ceiling beams, WC, wall mounted wash hand basin
- **Bedroom two** is a generous size double bedroom enjoying a dual aspect with fitted wardrobe and exposed ceiling beam
- **Bedroom three** is also a double bedroom
- **Bedroom four** is also a double bedroom with exposed ceiling beam
- **Spacious family bathroom/shower room** incorporating a large corner shower cubicle, panelled bath with mixer taps and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Further benefits include;** double glazing, and a gas fired heating system

**COUNCIL TAX BAND: F**

**EPC RATING: C**

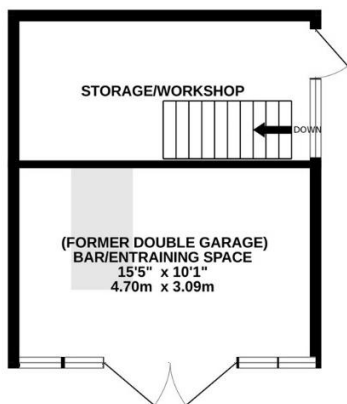




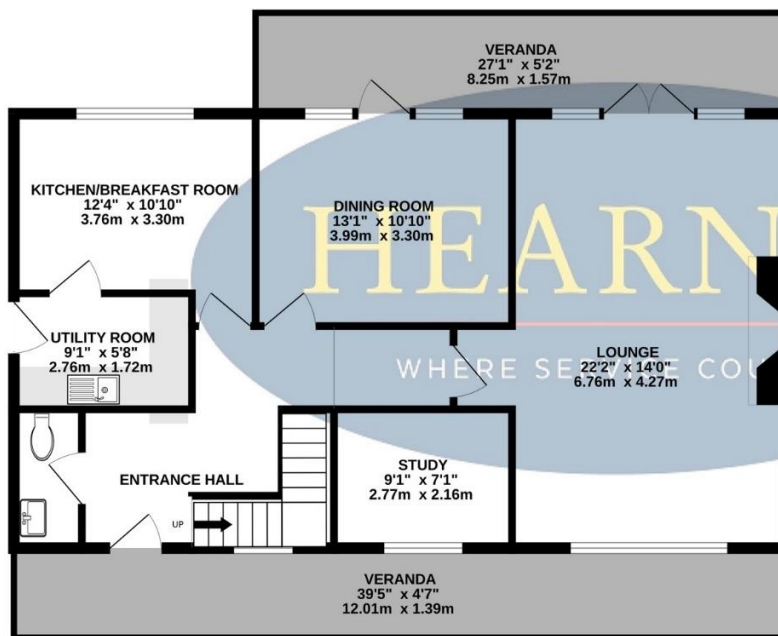


TOTAL FLOOR AREA : 2012 sq.ft. (186.9 sq.m.) approx.

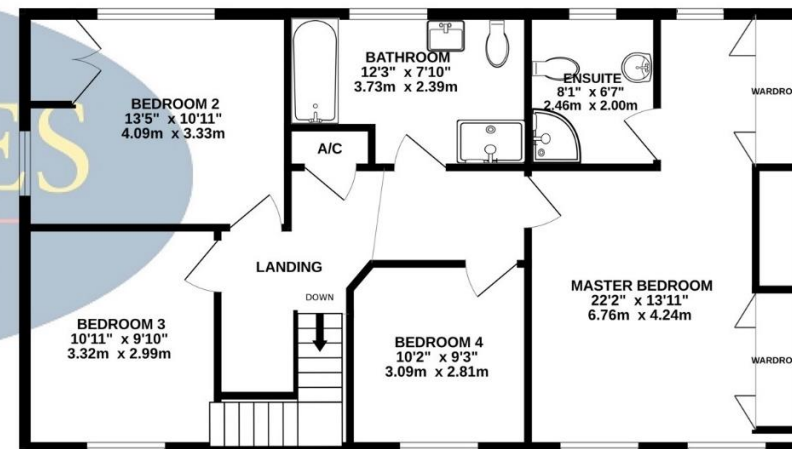
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 THE EXACT POSITION  
273 sq.ft. (25.4 sq.m.) approx.



GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
877 sq.ft. (81.5 sq.m.) approx.









## Outside

- **The rear garden** is a superb feature of the property as it faces a southerly aspect, is immaculately kept, offers an excellent degree of seclusion and measures approximately 70ft x 50ft
- Adjoining the rear of the property there is a **covered block paved patio**
- The garden itself is predominantly laid to lawn which is ornately shaped and is surrounded by Euronimus hedging and well stocked flower beds with many attractive ornamental plants and shrubs
- At the far corner of the garden there is a **greenhouse and pond with water feature**
- A block paved path continues down through the garden to a **barbeque area and covered hot tub area**
- At the far end of the garden there is a **former detached double garage** which has been converted to create a **bar/entertaining area**. The rear portion of the garage remains for useful storage with steps into a useful **boarded loft space**
- **The front garden** is also stocked with many attractive plants and shrubs and has been landscaped for ease of maintenance. A wooden five bar gate leads onto a side gravelled driveway which provides generous off road garden and in turn leads up to a double wooden framed car port

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1 mile away. Local amenities can be found on Wimborne Road East and Ameysford Road less than half a mile away.





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