

# Orchard Close

Ferndown, Dorset BH22 8BS



**HEARNES**

WHERE SERVICE COUNTS







***“Extensively modernised with unique high specification fittings to provide a wonderful versatile family home measuring over 3,500 sq ft on a secluded plot approaching 1/3<sup>rd</sup> of an acre”***

**FREEHOLD PRICE £1,350,000**

This superbly appointed detached family residence combines some inspired features with traditional well proportioned accommodation on a private, mature plot measuring 0.29 of an acre.

‘Orchard Close’ provides a rare combination of a quiet almost semi-rural setting with the convenience of being only 800 yards from Ferndown town centre shops, schools and amenities and only 2 miles from the A31 commuter routes to the M27.

The property has been extended in 2015 and recently in 2021 by the present owner to provide its unique spacious accommodation which includes five first floor double bedrooms, served by three stylish ensuites and a family bathroom, a spectacular formal lounge with feature window, a spacious study and an open plan bespoke kitchen/breakfast/dining room to a versatile multi use day room.

Other benefits include an impressive vaulted entrance hall with bespoke staircase, underfloor heating throughout the ground floor, boot room, WC, utility room, larder and laundry shoot from bedroom three..

- **Superbly appointed family home set on a mature plot in a sought after location**

**Ground floor:**

- **Impressive entrance hall** with vaulted window and bespoke staircase, Karndeane wood flooring continuing throughout the ground floor
- **Light and spacious lounge** measuring approximately 19’2 x 17’5 with dual aspect floor to ceiling windows, Karndeane flooring, modern feature electric flame fire with shelving beneath
- **Study/bedroom** versatile ground floor room with CAT cabling and dual aspect currently used as an office, ideal as a bedroom
- **Boot room** with walk-in storage
- **Cloakroom** fitted in a stylish & modern white suite to include wash hand basin with vanity storage beneath & enclosed cistern WC
- Bespoke fitted **kitchen/breakfast/dining room** measuring approximately 24ft 3in x 17ft 4in with a range of wall and floor mounted units in high gloss subtle blue, quartz worktops, peninsular breakfast bar in high gloss grey, integrated appliances include twin ovens
- **Dining area** open plan to the kitchen with Karndeane flooring, double glazed floor to ceiling windows and French doors giving access to and overlooking the rear garden
- **Utility room** with butler sink, space and plumbing for all appliances and door giving access into the garden
- **Versatile day room** measuring approximately 22ft 3in x 17ft 5in open plan to the dining space making it an ideal entertaining area with plumbing and planning permission for bi-fold doors giving access to the garden

**First floor:**

- **Feature main bedroom** with vaulted ceiling, bespoke sliding panelled doors allowing access to dressing room and en-suite
- **En-suite** Harvey George bespoke free standing double wash hand basin with inset Corian sink and worktop with vanity storage beneath, large walk-in shower cubicle with Burlington chrome raindrop shower over, double wash hand basin with vanity storage beneath & WC
- **Bedroom two with en-suite**
- **Bedroom three** with en-suite and dressing room and floor to ceiling feature window overlooking the rear garden
- **Bedroom four** dual aspect
- **Bedroom five** is a double bedroom with window overlooking the rear garden
- **Family bathroom** fitted in a modern, stylish white suite comprising panelled bath and separate shower cubicle, wash hand basin with vanity storage below and matching cupboard, WC with matching concealed cistern

**COUNCIL TAX BAND: F**

**EPC RATING: t.b.c.**

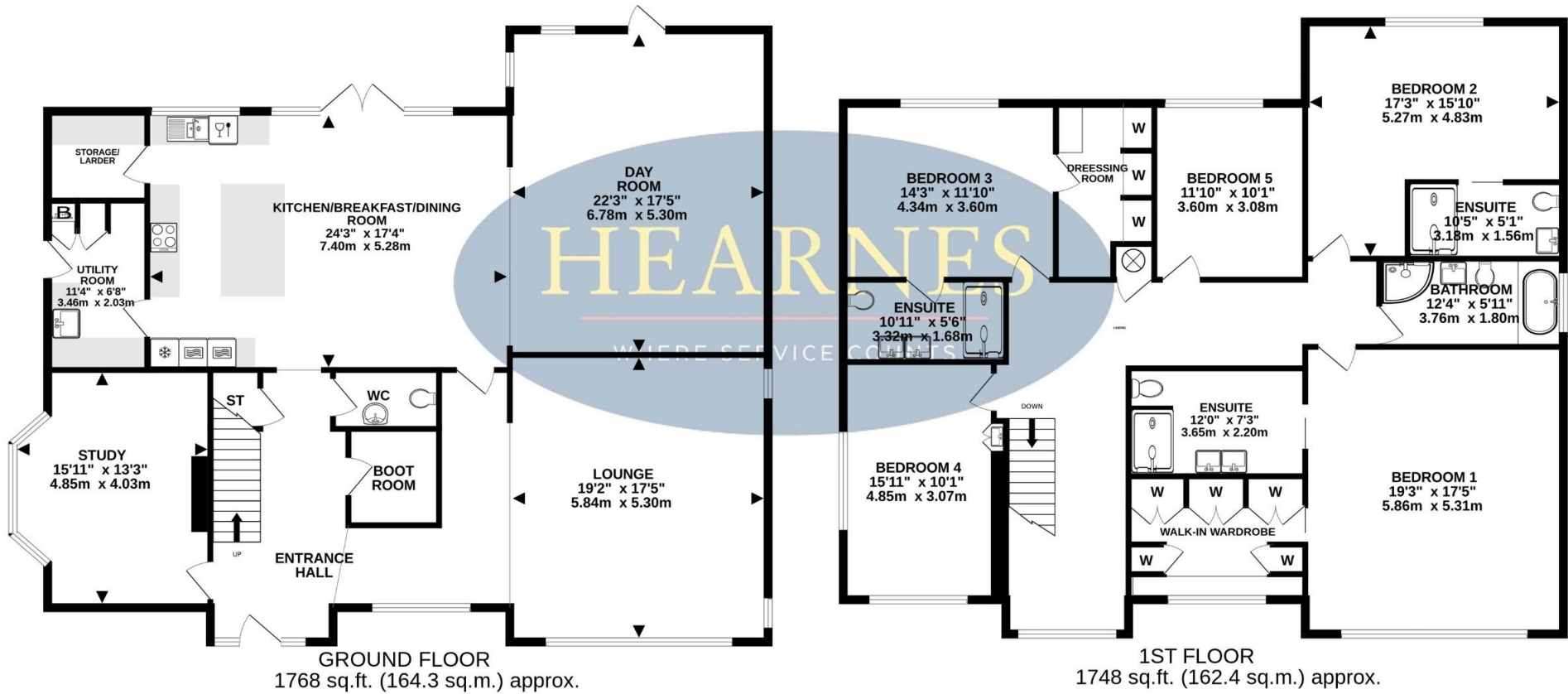






TOTAL FLOOR AREA : 3516 sq.ft. (326.7 sq.m.) approx.

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 front driveway** provides parking for numerous vehicles with an area of gravel and lawn which could provide a superb in and out driveway screened by mature hedging and flower borders
- **The rear garden** measures approximately 90ft x 50ft and is laid to level lawn with two raised sections of decking with raised borders and a mature backdrop of tree and plants enclosed by panel timber fencing
- Within the garden there is a multi-function **summerhouse** which is insulated with electricity and power with the benefit of an adjacent toilet and shower making it a perfect office or hobbies room

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown has a Championship Golf Course located on Golf Links Road just over 1 mile away. Ferndown's town centre is also located just over a mile away.





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