

Church Road

Ferndown, Dorset BH22 9EX



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“Exceptional character detached family home extended to provide luxurious open plan living, only a short walk from local schools”

FREEHOLD £625,000

This beautifully presented detached period house is thought to have been built around 1890 and subsequently extended and modernised to combine its original features with high specification luxury fittings and convenience. As an ideal family home, the property is located within a short distance of Ferndown Upper and middle schools and recreation area on a regular bus route to Ferndown town centre and easy access of the A32 commuter routes to both Wimborne and Ringwood.

The accommodation comprises four double bedrooms, one of which is on the ground floor served by a stylish shower room, en-suite bathroom and large cloakroom/WC, a separate living room with solid wood burner and an impressive, thoughtfully designed open plan luxury kitchen, lounge/dining and family space, enhanced by large roof height windows and extensive high quality bi fold doors overlooking and giving access to the rear garden.

Other benefits include a convenient closed porch, a clever office area with dual aspect, fitted utility room with modern gas boiler and central heating, double glazing, secure gated access to the driveway with parking for several vehicles to a single garage and an exceptional landscaped rear garden with bespoke fitted outdoor kitchen underneath a wooden pergola ideal for entertaining.

- **Entrance porch** with windows and quarry floor tiles, door to
- **Entrance hall** with stairs to the first floor
- **Cloakroom/WC** with modern stylish single WC and window
- **Office area** – clever use of space with a dual aspect windows
- **Bedroom four** – dual aspect bay window, solid stone fireplace
- **Living room** – large dual length room with AGA solid wood burner, open plan to:-
- **Lounge/dining area** – stunning open plan two lantern windows and bi-fold high quality doors to the garden
- **Kitchen** – comprehensive range of gloss base and wall mounted units with worktops, contrasting island unit with inset induction hob and floating extractor above, integrated and raised double oven with hot drawer, concealed dishwasher, wine cooler and coffee machine, instant hot tap and sink unit
- **Utility room** – worktops, sink unit, window, plumbing for appliances, wall mounted gas boiler

First floor

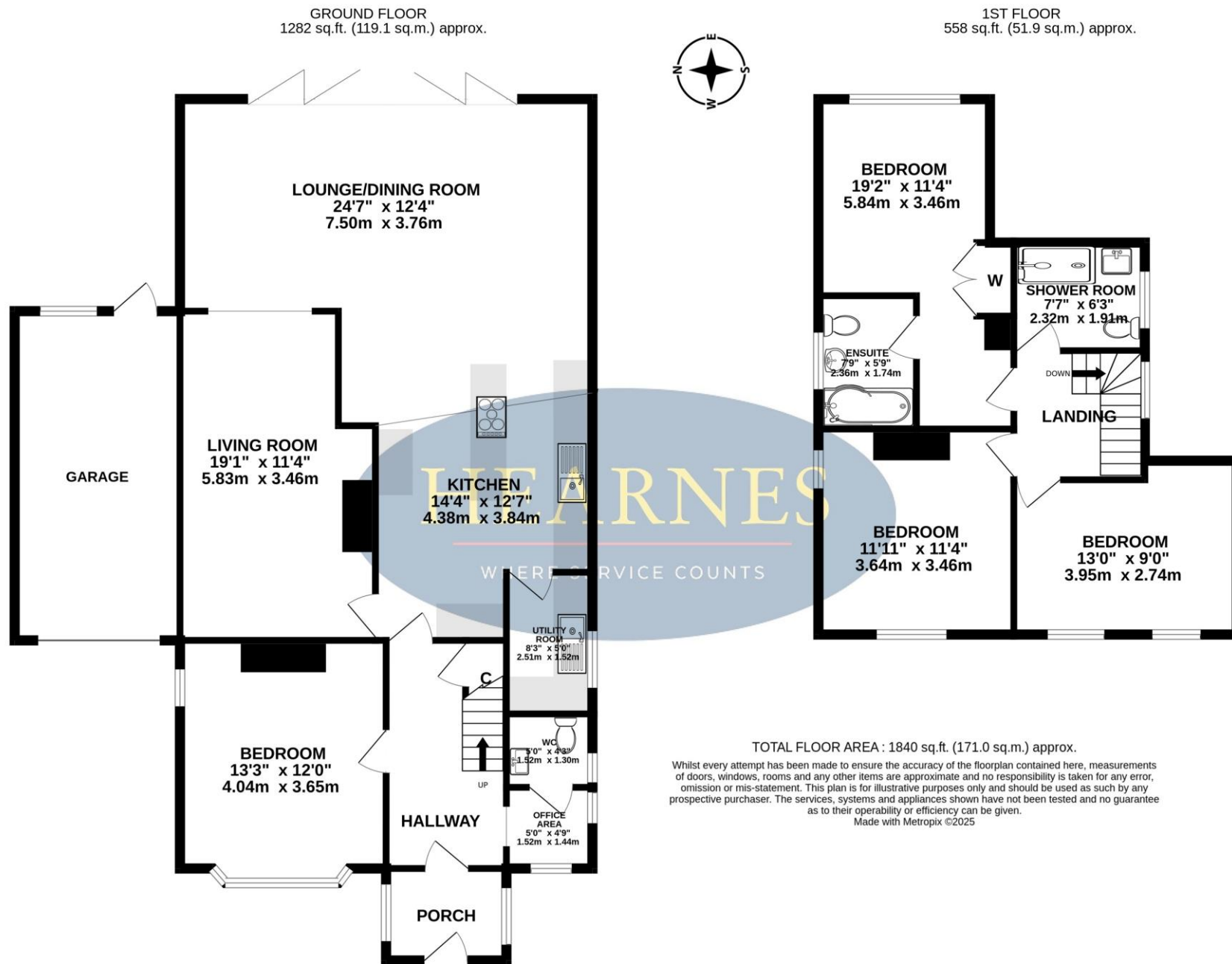
- **First floor landing** - window to side
- **Bedroom one** – main suite with fitted wardrobes, window and door to:-
- **En-suite bathroom** – modern suite comprising P shaped shower/bath, glazed screen, vanity unit with inset wash hand basin, WC, extractor fan, part tiled walls, window
- **Bedroom two** – stylish dual aspect room with wood floor
- **Bedroom three** – well proportioned with two windows to the rear
- **Family shower room** – bespoke contemporary suite comprising dual width shower cubicle and ceramic tiled walls, glazed screen, WC, window, wash hand basin

COUNCIL TAX BAND: E

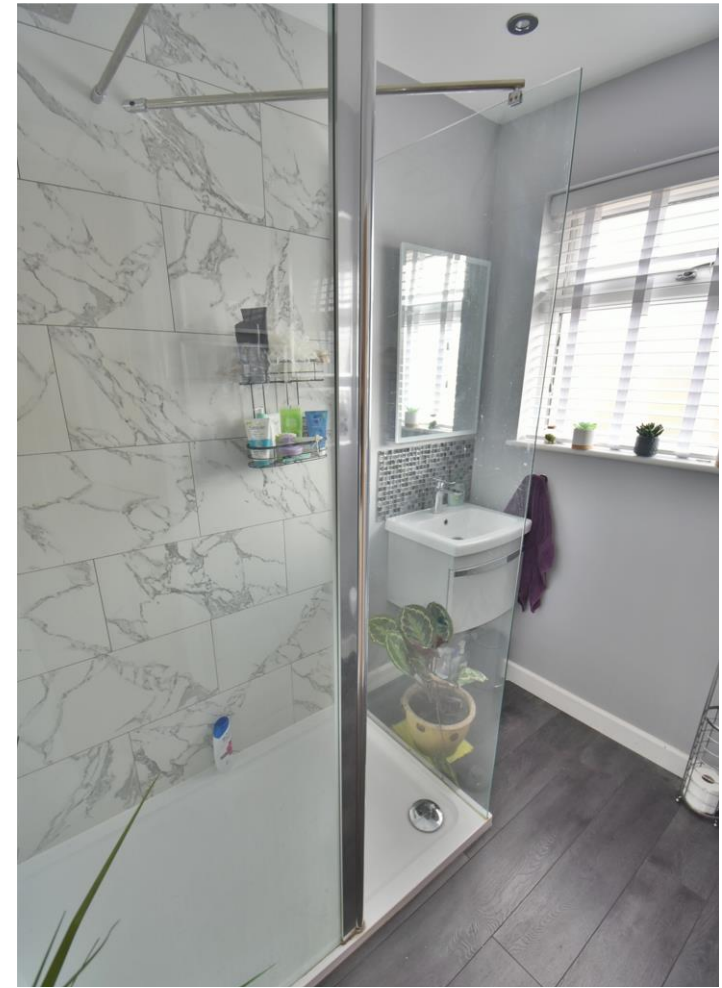
EPC RATING: C







AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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

FRONT Cast iron double gates to the shingle driveway providing parking for several vehicles enclosed by timber fencing and mature hedging

GARAGE Single garage with up and over door, internal power and lighting

REAR 43' x 40', superb, landscaped rear garden with stone paved patio continuing into the outdoor pergola and kitchen around a level lawn with space for a hot tub (negotiable) timber summer house, shrubs and flower borders.

ENTERTAINING AREA well planned additional covered pergola with chrome kitchen comprising built in barbeque, fridge and sink, wood paneling



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