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**Golf Links Road, Ferndown  
Dorset BH22 8BX**

# Golf Links Road, Ferndown, Dorset BH22 8BX

## FREEHOLD PRICE (OFFERS IN THE REGION OF) £950,000

An immaculately presented and extended five bedroom, four bathroom and three reception room executive family home situated on a mature and secluded plot measuring in excess of ½ an acre.

The principal rooms of the ground floor accommodation overlook the 150ft rolling, secluded rear garden. The kitchen has been beautifully re-fitted with an excellent range of high quality, contemporary units, granite work surfaces and an excellent range of integrated appliances to include; microwave, Neff double oven, hob and extractor, wine cooler, dishwasher and Miele fridge/freezer. The kitchen also has a double glazed Velux window which floods additional light into the room. There is also the benefit of a separate utility room. The kitchen/breakfast room flows through into a large dining room which has a vaulted ceiling with exposed ceiling beams with a large double glazed sliding patio doors opening out onto the sun terrace and providing an extremely pleasant outlook across the rear garden. The lounge enjoys a dual aspect with log effect contemporary gas fire and a large, picture window again appreciating a fantastic view across the rear garden and giving access onto the spacious sun terrace. Also on the ground floor is a spacious study, two large double bedrooms, both with en-suites and fitted wardrobes.

On the first floor there is a superb 19ft master bedroom suite which has a seating area and picture window with a stunning view across the rear garden and an excellent range of fitted furniture to include two double, one single wardrobe, bedside cabinets, dressing table, drawer storage and a luxuriously finished, modern en-suite shower room with large walk-in shower cubicle. The main family bathroom also has been superbly re-fitted with a corner bath and large, separate shower cubicle. Also on the first floor there are two further good size bedrooms, also with fitted wardrobes.

Double gates open onto a gravelled front driveway providing ample off road parking for several vehicles with an area of raised front lawn. The detached double garage has a useful area of hard standing located along side with gates on either side of the property giving access down to the rear garden. The rear garden is a great feature of the property as it offers an excellent degree of seclusion, measures approximately 160ft x 90ft and is fully enclosed by mature trees. Adjoining the rear of the property there is a large, Mediterranean sun terrace enclosed by a wooden and glass balustrade with steps leading down to the main area of garden. The garden is predominantly laid to lawn with a useful summer house located at the bottom of the garden.

A detached double garage measures 22ft 9in x 19ft 2in has two remote control up-and-over doors, a side door, two windows, light and power, water supply with butlers sink and stairs rising to a loft room with the overall measurement being 15ft 3in x 10ft 5in with a window. This could provide an ideal space for an office or gymnasium.

Further benefits include double glazing as well as UPVC fascias and soffits, a gas fired central heating system and security alarm.

Ferndown's Championship Golf Course is located approximately 300 yards away. Ferndown Town Centre offers an excellent range of shopping, leisure and recreational facilities and is located less than one mile away.

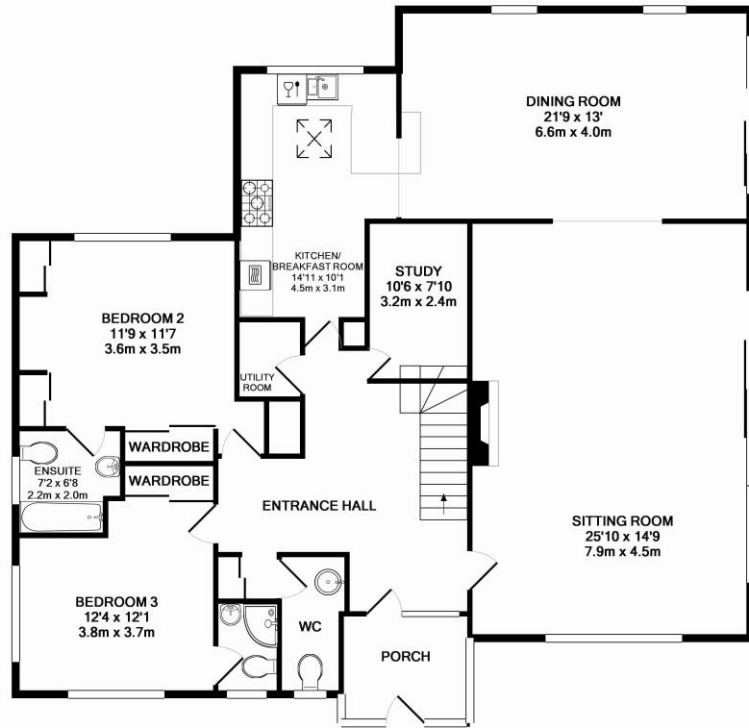
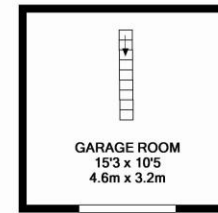
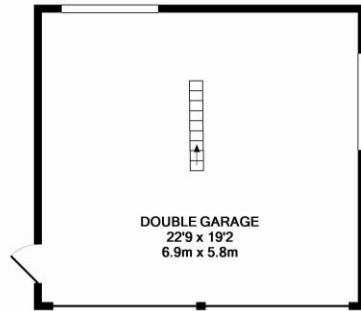
**COUNCIL TAX BAND: G**

**EPC RATING: C**

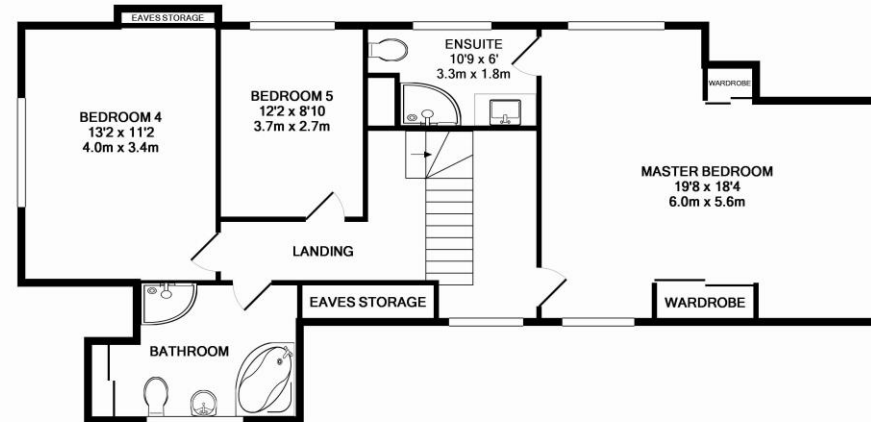
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







GROUND FLOOR  
APPROX. FLOOR  
AREA 2026 SQ.FT.  
(188.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1158 SQ.FT.  
(107.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 3185 SQ.FT. (295.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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[www.hearnnes.com](http://www.hearnnes.com)

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