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Woodland Walk, Ferndown, Dorset BH22 9LP

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# Woodland Walk, Ferndown, Dorset BH22 9LP

## FREEHOLD PRICE £1,200,000

A simply stunning and beautifully re-modelled five bedroom, five bathroom stunning family home, with a private 110ft x 120ft private rear garden, double garage and generous off-road parking for numerous vehicles. Sitting centrally on a private plot measuring in excess of half of an acre, whilst tucked away in a peaceful private road, in one of Ferndown's most prestigious locations.

This striking home has recently undergone complete refurbishment, as well as being substantially enlarged and has been beautifully finished. The overall feeling of space is immediately noticeable on entering the property as you are greeted with a 23ft reception hall which has polished porcelain flooring and staircase leading up to the spacious first floor accommodation. Double oak internal doors lead through into a magnificent reception space, this is the heart of this fantastic family home and without doubt has the WOW factor. The kitchen has ample work surfaces and central island unit forming a breakfast bar. There is an excellent range of high quality integrated appliances including a waist height double oven, 5-point gas hob and extractor hood above, integrated dishwasher and fridge/freezer. The utility room also provides excellent storage space with an additional preparation sink, recess space for a washing machine and tumble dryer, an integral door into the double garage and a single double-glazed door into the garden. Adjacent to the kitchen is a spacious dining room, with a vaulted ceiling, stylish tiled flooring and aluminum bi-folding doors which enjoy views across the beautiful rear grounds. The lounge area enjoys a triple aspect and is centered around a wood burner, generating an attractive and contemporary focal point to the room.

The westerly wing of the property has two double bedrooms, both with stunning en-suite bathrooms, completely tiled and luxuriously fitted. One of the bedrooms is being used as a games room, with French double glazed doors leading into the garden. The second bedroom on the ground floor is an excellent size guest bedroom with two portrait windows overlooking the front elevation. Also on the ground floor is a stylish ground floor cloakroom.

On the first floor, the landing looks over the reception hallway which has an impressive vaulted ceiling and an arched feature window. The master bedroom measures 21ft in length, has a walk in dressing room and a large en-suite shower room/bathroom. The en-suite is beautifully finished and incorporates a stand-alone bath with mixer taps, separate double shower cubicle and his and hers wash hand basins, with fully tiled walls and flooring. The guest bedroom and bedroom three both enjoy plenty of natural light from a dual aspect, with no compromise on space. The guest bedroom has a distinctive en-suite bath/shower room with his and hers sinks and a vanity unit, a stand-alone bath, shower cubicle, fully tiled walls and flooring. There is a Jack and Jill style en-suite shower room servicing bedroom three.

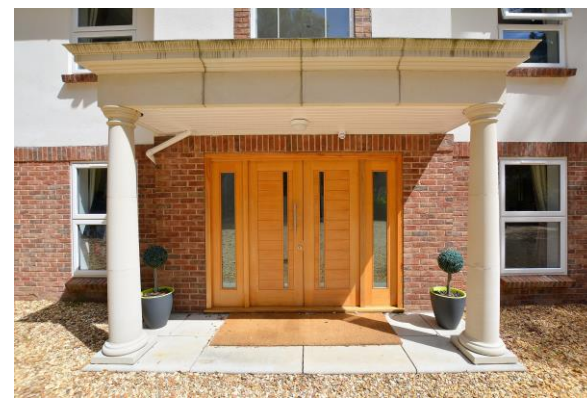
The rear garden offers an excellent degree of seclusion, enjoys plenty of sunlight and measures approximately 110ft x 120ft. Adjacent to the rear of the property there is an Indian sandstone, partly covered sun terrace and a brick built BBQ, superb for parties and general outdoor entertaining. The main area of garden is predominantly laid to lawn with secure boundaries and a large timber workshop.

Electronically operated wrought iron gates open onto a front gravelled driveway providing generous off-road parking for numerous vehicles. The integral double garage measures 19ft 7in x 18ft 1in, has remote control up and over doors, light and power.

The front lawn continues round to join the rear garden with an additional large timber shed on the opposing side of the property. Further benefits include double glazing, a gas fired central heating system and the property can be offered with no forward chain.

Woodland Walk is a little known private road in a wooded setting as the name suggests, which has various individual and substantial detached homes and is extremely conveniently located, approximately 1 mile from Ferndown Town Centre with its excellent day to day shopping facilities, schooling for all ages, and leisure centre. The A31 is just half a mile away, Sainsbury's is within 1/3 of a mile and Ferndown Golf Club is within a mile and a half.

**COUNCIL TAX BAND: H    EPC RATING: E**

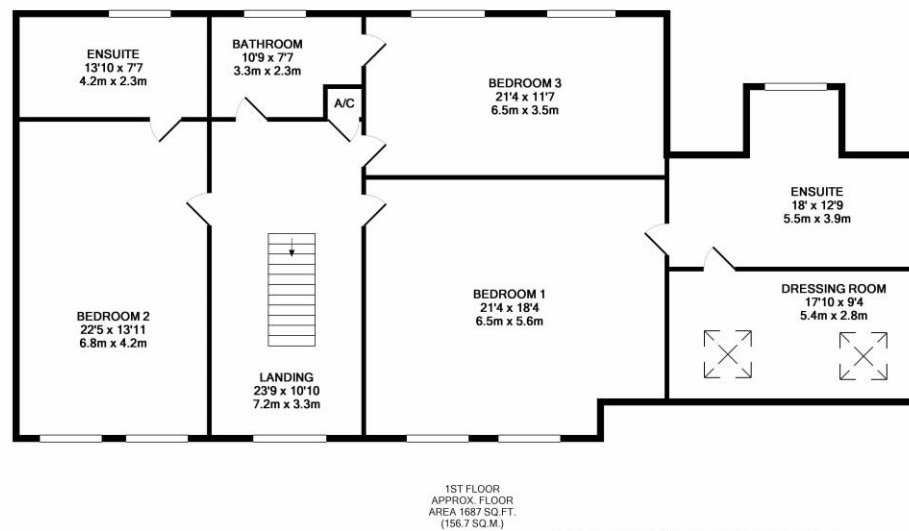
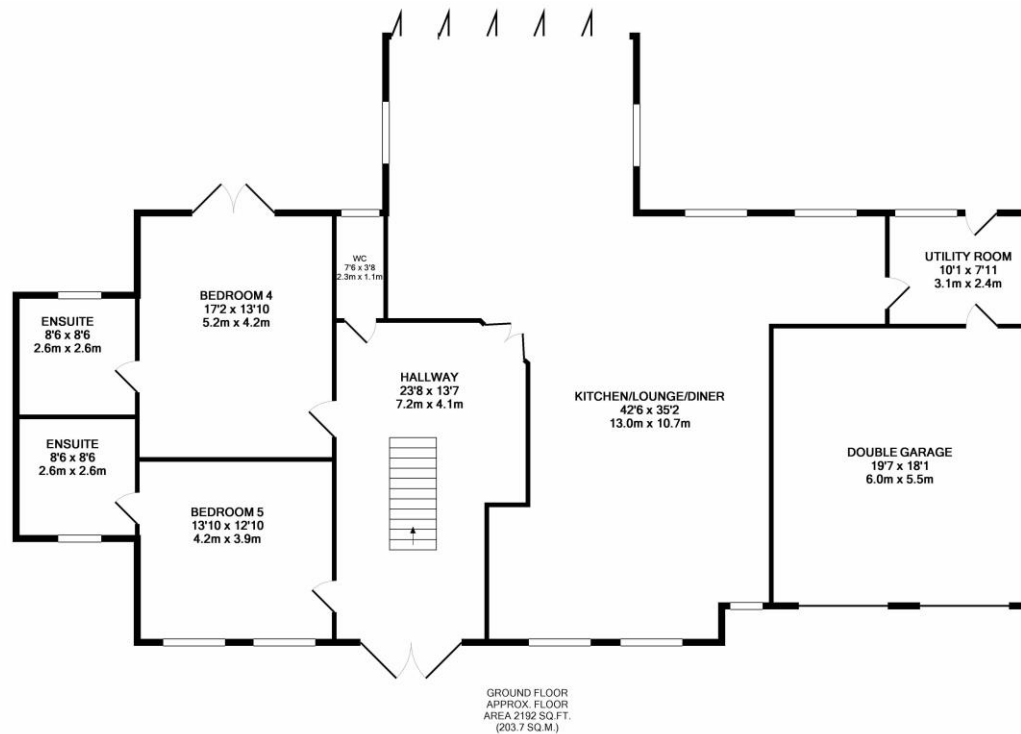












TOTAL APPROX. FLOOR AREA 3879 SQ.FT. (360.3 SQ.M.)

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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