

HOME^{OF}DISTINCTION



Ferndown

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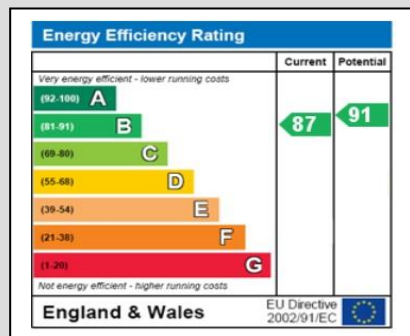
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**Golf Links Road
Ferndown, Dorset
BH22 8DA**

Visionary architecture has created this outstanding luxurious family home approximately 3,900 sq/ft, which includes every desirable detail to create elegant, spacious, light filled interiors, where form and function blend perfectly

Price Guide £1,295,000



Location

This stunning nearly new family home enjoys approximately 3,900 sq/ft of flowing and beautifully appointed accommodation constructed by renowned local builders Penny Farthing Homes. Situated in a premier location within Ferndown along a sylvan tree lined road of differing houses of similar ilk, within easy reach of Ferndown town centre and the nearby nature reserves & its many woodland walks, highly commended schools and easy access routes to both Bournemouth and neighbouring market towns of Ringwood & Wimborne.

Ferndown town centre has an excellent range of shopping, leisure & recreational facilities including the newly opened M&S Food Hall, leisure & fitness centre, the renowned championship golf course, the River Stour and areas of green belt are close by offering diverse wildlife and lovely walks.

Situated on a generous plot the residence enjoys a high degree of privacy and all day sunshine to both the front and rear gardens.



Principal Accommodation

- Electric Security Gates
- Grand Vaulted Reception Hall
- Open Plan Kitchen/Living Space
- Sitting Room with Feature & Semi Circular Bay
- Striking Dining Room
- Elegant Study/Home Office
- Downstairs Cloakroom & Utility Room
- Spacious First Floor Galleried Landing
- Large Walk-in Airing Cupboard
- 5 First Floor Double Bedrooms
- Master Bedroom with En-Suite Bathroom & Dressing Room
- 2 Further Bedrooms Boasting En-Suite Shower Rooms
- Expansive Paved Patio Overlooking The Rear Garden
- Integral Double Garage with Electric Door
- Ample Off Road Parking For Numerous Vehicles
- Landscaped Rear Garden Offering a High Degree of Privacy

Property Description

Upon approaching this imposing family home which offers a warm welcome with its tree-lined position and generous private driveway with twin electric security gates. The first impressions continue throughout with its charming grandeur and spacious accommodation on offer.

Entered via a pair of solid oak double doors, you are greeted by the grand reception hall which offers a light and welcoming space with doors through to all principle rooms, with ceramic tiled floor, boasting a double storey vaulted ceiling with feature full-height triangular window with fitted electric blinds.

The 'Wow' factor continues through to the kitchen/open plan living space which offers space in abundance spanning 29ft, the bespoke kitchen by Kitchen Elegance boasts a wide range of integrated appliances, including Miele oven, combination microwave, steam oven, 2 warming draws, induction hob & gas wok with downdraft extractor, instant hot tap, fridge and dishwasher all with matching fascia panels.

Kitchen Continued

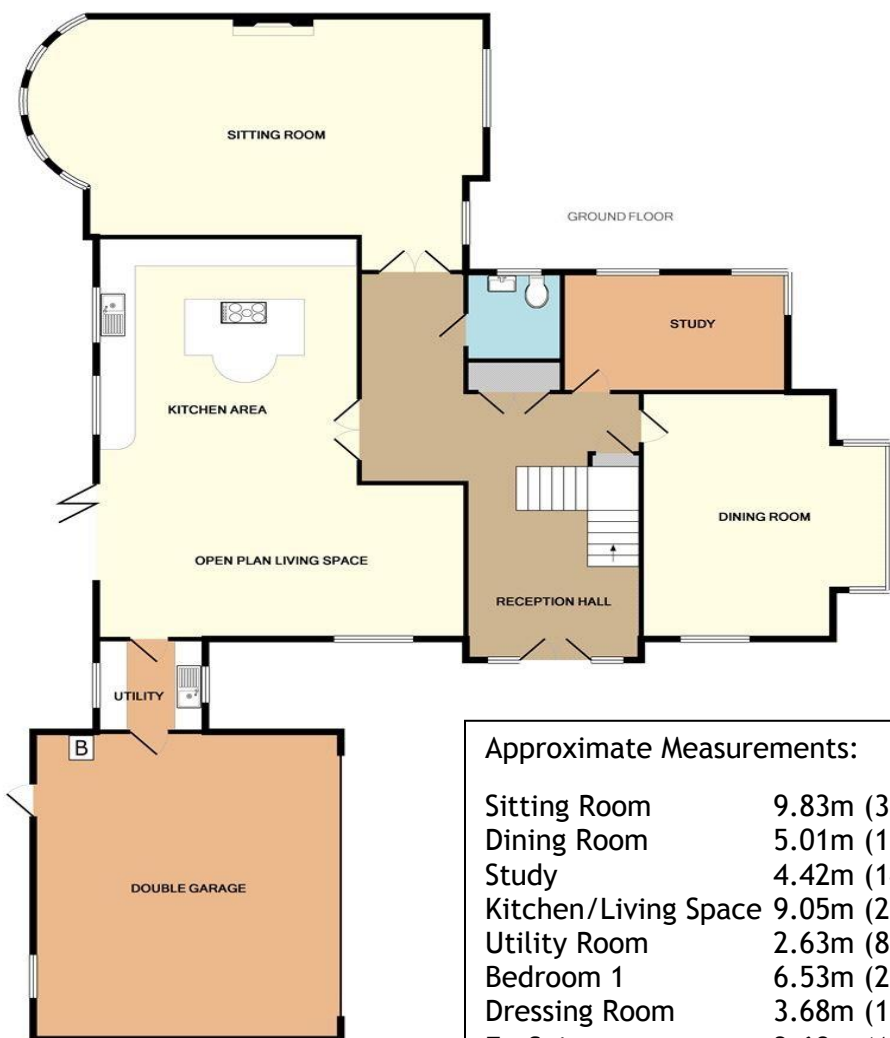
Wine cooler, circular breakfast bar complimented by a wide range of both floor & wall mounted units with extensive quartz work surfaces.

Continuation of the ceramic floor leads through to the open plan living space enjoying bi-fold patio doors providing access & aspect over the patio and rear garden. Additionally there is a separate utility room with door leading to the integral double garage.

The 32ft dual aspect sitting room enjoys a charming semi-circular feature bay window to the rear flanked by 2 French doors, with feature Portuguese limestone fireplace with gas living flame fire.

A large separate dining room enjoys a dual aspect square bay window to the front elevation, additional reception room been used as a study/home office with full-height corner window, completing the ground floor is a spacious contemporary styled cloakroom.





Approximate Measurements:

Sitting Room	9.83m (32'3) x 5.04m (16'6)	Bedroom 2	5.43m (17'10) x 4.53m (14'10)
Dining Room	5.01m (16'5) x 3.72m (12'2)	En-Suite	2.85m (9'4) x 2.71m (8'11)
Study	4.42m (14'6) x 2.75m (9'0)	Bedroom 3	4.53m (14'10) x 3.22m (10'7)
Kitchen/Living Space	9.05m (29'8) x 7.23m (23'9)	En-Suite	2.52m (8'3) x 1.71m (5'7)
Utility Room	2.63m (8'8) x 2.03m (6'8)	Bedroom 4	4.74m (15'7) x 3.68m (12'1)
Bedroom 1	6.53m (21'5) x 4.45m (14'7)	Bedroom 5	3.58m (11'9) x 3.38m (11'1)
Dressing Room	3.68m (12'1) x 2.33m (7'8)	Bathroom	3.41m (11'2) x 2.71m (8'11)
En-Suite	3.68m (12'1) x 2.42m (7'11)	Garage	7.0m (23') x 5.87m (19'3)

This Floor Plan is for guidance only and is NOT to SCALE
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PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order.

Images have been produced for information and it cannot be inferred that any item shown is included with the property.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract.

Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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Description Continued

A striking solid oak & glass staircase with insert LED lighting ascends to an imposing galleried landing which leads to all bedrooms.

The impressive & sumptuous master suite is situated to the rear with a feature semi-circular bay window, door leads through to a walk-in dressing room with an array of fitted wardrobes with hanging rails & shelving, which is complimented by an elegant en-suite bathroom boasting a 5 piece white suite including a free standing bath, large walk-in shower, with chrome rain shower head & separate shower attachment, his & hers hand wash basins with vanity unit beneath, low level flush WC with concealed cistern.

Bedroom 2 enjoys a feature vaulted ceiling with full height triangular window with electric black out blinds, with twin fitted double wardrobes being coupled with an en-suite shower room boasting a 3 piece white suite including, walk-in shower with chrome rain shower head & separate shower attachment, hand wash basin & WC.

Description Continued

Bedroom 3 also with fitted wardrobes enjoys an en-suite bathroom with a 3 piece white suite including panel enclosed bath with shower over, hand wash basin & WC.

2 further double bedrooms are served by an elegant family bathroom boasting a 4 piece white suite including a free standing bath, large walk-in shower, with chrome rain shower head & separate shower attachment, hand wash basin, low level flush WC with concealed cistern. Walk-in airing cupboard with pressurised hot water cylinder.

Externally does not disappoint as is equally well maintained with an attractive front garden which has been laid to lawn with well stocked borders, mature shrubs & planting, secure timber gates to either side of the residence provides access to the enclosed westerly facing rear garden, with an expansive paved sun terrace & patio area with outside courtesy lighting. The rear is predominantly laid to lawn with attractive borders, planting and strategically planted saplings offering further privacy.

Outside Continued

Twin electric security gates open to the paved driveway which in turn offers expansive off road parking for numerous vehicles and turning space. Double garage with electric roller door, benefits from wall mounted gas boiler serving hot water and central heating, internal door to the utility room.

Further benefits include, intruder alarm system, oak staircase with glass balustrade, no forward chain, remainder of NHBC builder's warranty, under floor heating throughout, generous plot, prestigious location.

Sat Nav - BH22 8DA



