



EDWARDS
ESTATE AGENTS

FINE & COUNTRY
Homes from Edwards

Golf Links Road
Ferndown, Dorset, BH22 8BX

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Offers In Region Of £950,000

- Stone's Throw From the Golf Course
- Stunning Plot in excess of Half an Acre
- Spacious Modernised Chalet
- Five Beds & Three Receptions
- Three En-Suites Plus Main Bathroom
- Principal Rooms Overlook 150ft Rolling Lawn

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A stone's throw from Ferndowns championship golf course and golf club. A stunning and beautifully presented five bedroom, three reception room individual chalet house set upon an elevated plot with its principal rooms overlooking 150ft of rolling secluded lawns and a total plot in excess of half an acre.

A spacious gravel drive way provides plenty of parking and leads up to the large detached double garage with useful loft room ideal for use as an office/gym.

The spacious reception hall provides access to all the ground floor accommodation including the modern cloakroom. Entering the living room and you are immediately drawn towards the picture windows that provide fantastic views over the rear garden. Bi fold doors invite you into the fabulous spacious garden room enjoying fantastic elevated views over the rear garden with a french door providing access out onto a raised decked sun terrace. From the living room you then proceed through an open plan archway into the recently built dining room which has a stunning vaulted ceiling and again views and access out to the sun terrace overlooking the garden.

The kitchen has been recently fitted with a range of unique high quality contemporary units and certainly provides a wow factor. There is also the

benefit of a separate utility cupboard. Also on the ground floor you can find a spacious study and two large double bedrooms both with en-suites.

Upstairs you can find three further bedrooms which include the master bedroom with stunning elevated views over the garden and an en-suite shower room. A luxuriously fitted main family bathroom completes the first floor accommodation.

Outside the property enjoys a fantastic plot in excess of half an acre with beautiful rolling lawns of approximately 150ft that enjoy a high degree of seclusion and a south easterly aspect.

EPC Rating C

Exceptional service from an exceptional estate agency



GROUND FLOOR
APPROX. FLOOR
AREA 1868 SQ.FT.
(173.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 997 SQ.FT.
(92.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2865 SQ.FT. (266.2 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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