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EDWARDS
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GOLF LINKS ROAD

FERNDOWN, BH22 8BT

FINE & COUNTRY
Homes from Edwards



EDWARDS IN ASSOCIATION WITH FINE & COUNTRY ARE PROUD TO OFFER THIS IMPRESSIVE INDIVIDUAL CONTEMPORARY RESIDENCE, BOASTING APPROXIMATELY 3,400SQ FT OF LIVING SPACE PLUS AN INTEGRAL DOUBLE GARAGE. THIS IMPRESSIVE HOME IS VIRTUALLY BRAND NEW, HAVING BEEN REBUILT AND SUBSTANTIALLY EXTENDED WITH HIGH END FIXTURES AND FITTINGS THROUGHOUT AND RETAINING A COUPLE OF THE ORIGINAL WALLS. THE PROPERTY OCCUPIES A PLOT OF 0.35 ACRES IN THIS PRESTIGIOUS RESIDENTIAL ROAD.

GUIDE PRICE £835,000

- **FIVE SPACIOUS DOUBLE BEDROOMS**
- **FABULOUS KITCHEN/BREAKFAST ROOM**
- **SEPARATE UTILITY ROOM**
- **DUAL ASPECT LIVING ROOM WITH FITTED WOOD BURNER**
- **MASTER BEDROOM BENEFITTING FROM A WALK-THROUGH DRESSING ROOM**
- **EN-SUITE SHOWER ROOMS TO ALL BEDROOMS**
- **INTEGRAL DOUBLE GARAGE**
- **SOUTH EASTERLY FACING REAR GARDEN**

Upon entering the property, you are welcomed by the impressively spacious reception hall off which you can find a downstairs shower room.

Certainly, providing the wow factor is the fabulous kitchen breakfast room with a bespoke custom built kitchen which boasts a central island which along with a large work space has a walnut breakfast bar and Corian worktop. There is an extensive range of floor and wall units all with Corian white worktops and walnut draw inner finish. The kitchen is fully fitted benefitting from a Range Master five gas burner hob, double and single oven and separate grill with overhead extractor fan, a large Samsung American fridge freezer, dishwasher and wine cooler.

The dining/breakfast area has double patio doors which lead directly out onto the decking area and the rear garden. The kitchen is complemented with a separate utility room offering appliance space for a washing machine

and tumble dryer.

The dual aspect living room has windows and French doors that lead out to the decking and rear garden with the focal point to this delightful living room being the full height feature grey quartz fireplace with a fitted wood burner. There is an additional large second reception room which offers the versatility to be used as a formal separate dining room, family room, playroom or large home office. Finally, on the ground floor there is a large double bedroom/ guest room to the front aspect which benefits from a luxurious en-suite shower room with a double walk-in shower plus there is also a walk-in dressing room.

The first floor offers four very spacious double bedrooms all equipped with high spec luxurious en-suites with the master bedroom having the additional benefit of a walk-through dressing room to an outstanding en-suite with a contemporary free standing bath. Another

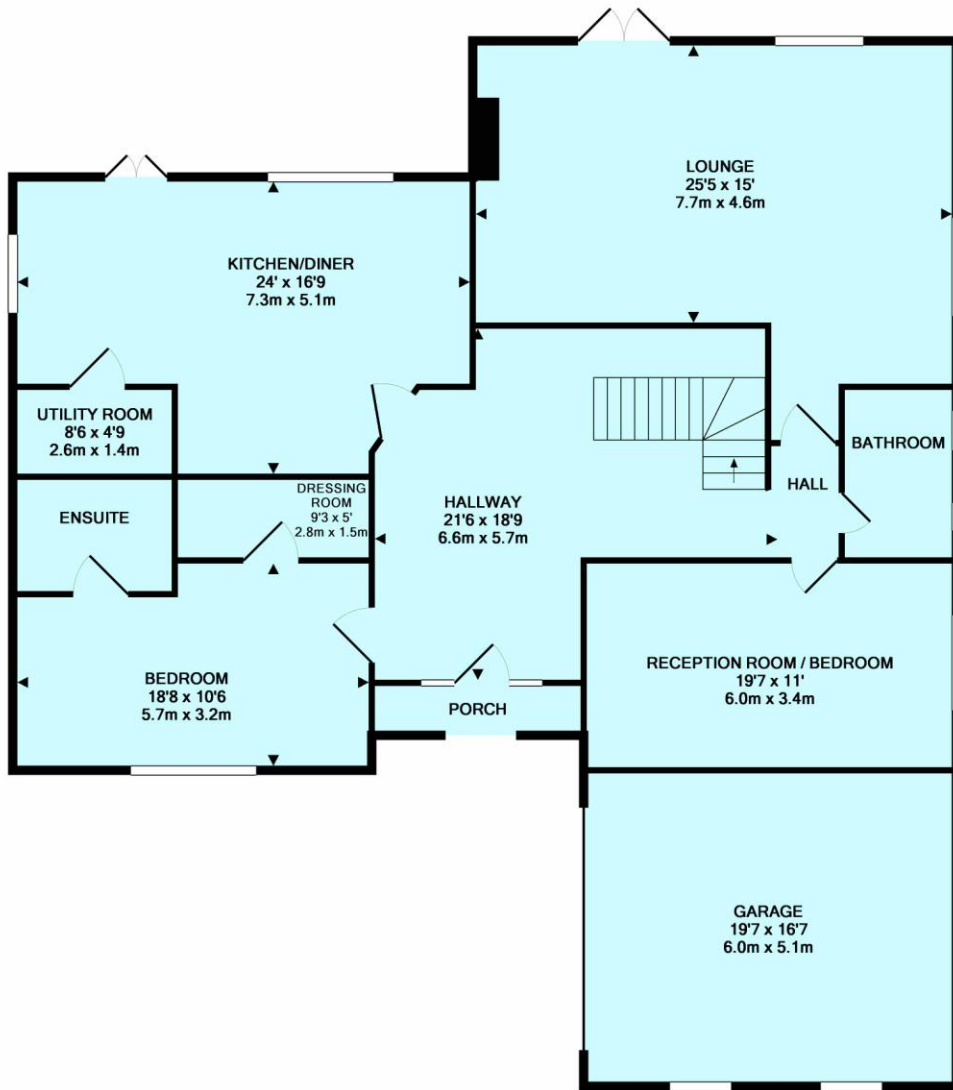


feature of the bedrooms upstairs is that they all benefit from large windows flooding the bedrooms in natural light captivating a truly tranquil environment.

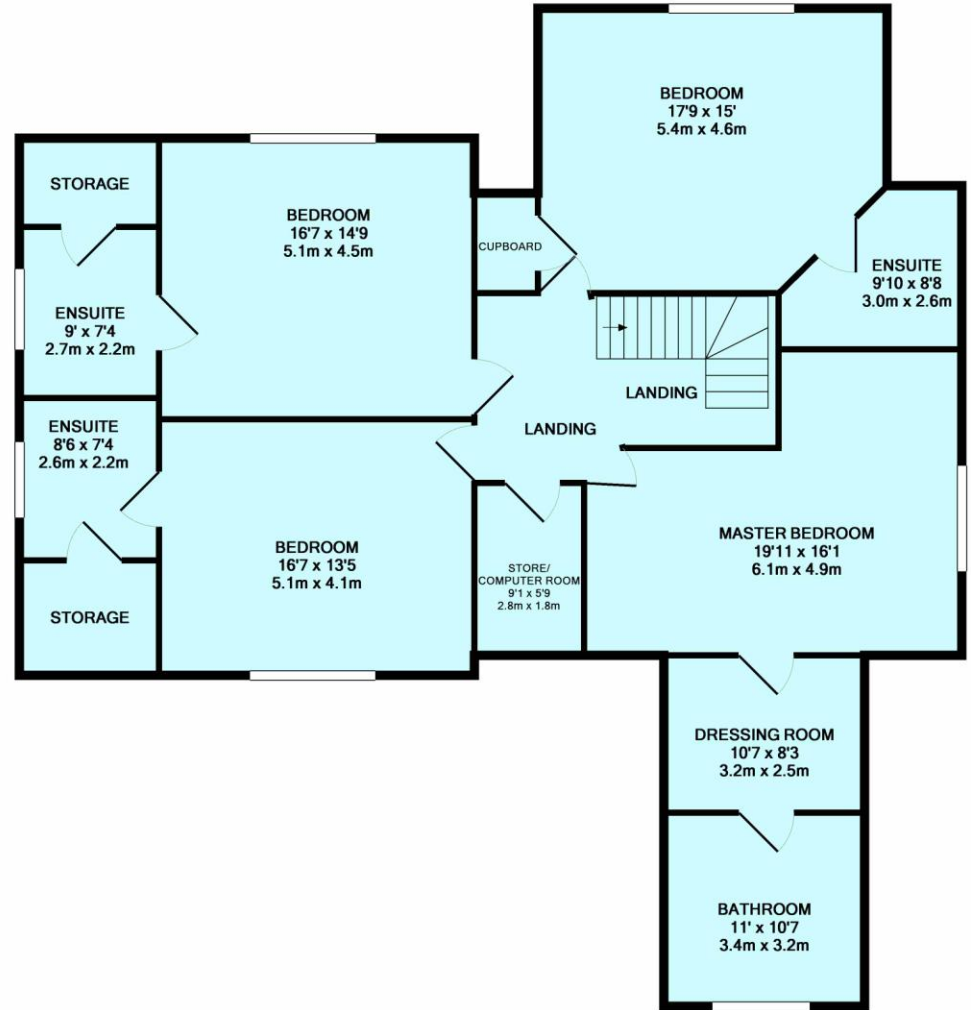
Outside, as previously mentioned the property stands proudly on a plot of approximately 0.35 acres, with the property being set back from the roadside providing a spacious frontage with an extensive gravel driveway and off road parking for numerous vehicles and leading up to the integral double garage.

The attractive established front garden is full of mature shrubs and there are wide areas of side garden that lead through into the rear garden which enjoys a high degree of privacy and a south easterly aspect. The garden is laid mainly to lawn with established mature bushes to the boundaries providing screening and privacy and a sylvan aspect. There are also two newly formed timber decked areas encouraging alfresco entertaining and dining.





GROUND FLOOR
 APPROX. FLOOR
 AREA 2029 SQ.FT.
 (188.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1673 SQ.FT.
 (155.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3703 SQ.FT. (344.0 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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