



urban&country
homes

65 GLENWOOD ROAD
WEST MOORS
FERNDOWN
DORSET
BH22 0EN

ASKING PRICE: £695,000
TENURE: FREEHOLD

- Elegant detached residence
- Presented to exacting standards
- Occupying an enviable corner position
- 4 bedrooms with en-suite to bed 1
- Dual aspect kitchen/breakfast room
- Dual aspect lounge
- Retaining original charm & character
- Garage, summer house & chalet
- Independent rear vehicular access
- Village setting in sought after road



'Silica Lodge' is an individual detached character residence constructed circa 1925. This attractive detached home affords all the hallmarks of traditional 'Edwardian' style architecture from the outside with rendered elevations complemented by squared bay windows and side veranda under a pitched and tiled roof.

Purchasing a large detached character residence often involves a dilemma for many buyers. The architecture of the day [early 20th century] is synonymous with beautiful functioning fireplaces and generous well planned accommodation, features that are extremely desirable and hard to acquire. Those that have avoided conversion or demolition, are of an age where significant investment into the fabric of the property is often long overdue and costly to carry out. There is no such dilemma when considering 'Silica Lodge'.

Much of the original charm and character has been retained throughout the accommodation where a seamless blend of traditional and contemporary living has been achieved.

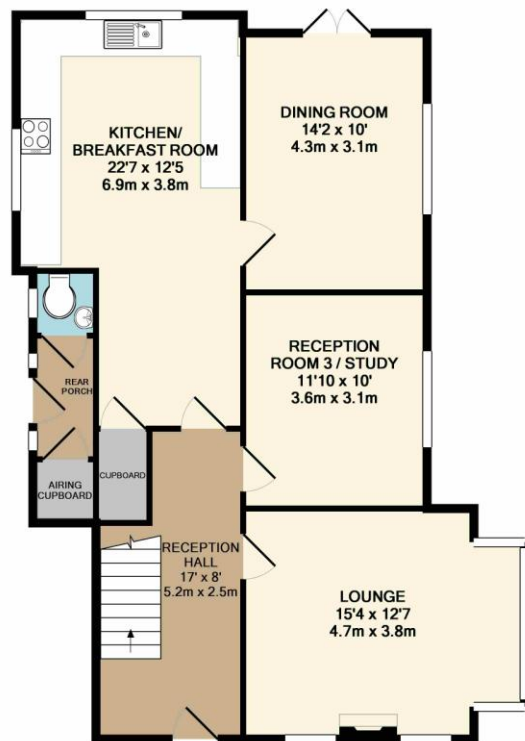
The Village is located just to the north of Ferndown and nestling between the market towns of Wimborne [to the west] and Ringwood [to the east]. Location is often at the forefront of any decision to purchase a property, especially a family home. West Moors affords its community a sense of semi rural living with all the benefits and convenience of the urban world that we are all so well accustomed.



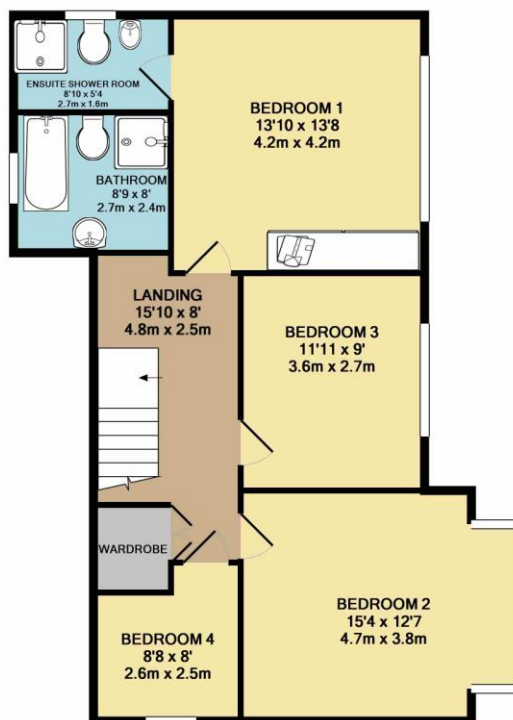


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	79
		EU Directive 2002/91/EC	
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		62	79
		EU Directive 2002/91/EC	
England, Scotland & Wales			



GROUND FLOOR
APPROX. FLOOR
AREA 871 SQ. FT.
(80.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 811 SQ. FT.
(75.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1682 SQ. FT. (156.3 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 is made.

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DISCLAIMER

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

If you are looking for a removals quote then look no further than Samson Removals of Ringwood.

R Samson & Sons Removals & Storage was established in 1972 by Russell & Heather Samson. Post retirement eldest son Rex took over the day to day running of the business and since 2006 the company has been in the capable hands of youngest son Ian, with Russell still popping in to keep an eye on things!

You can contact them on

01202 896766

or visit their website

www.samsonremovals.co.uk



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