



The Warren

Badgers Walk, Ferndown

Dorset, BH22 9QF



LUXURY &
PRESTIGE
Exclusive Properties

Prices from £1,200,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



BADGERS WALK

FERNDOWN

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

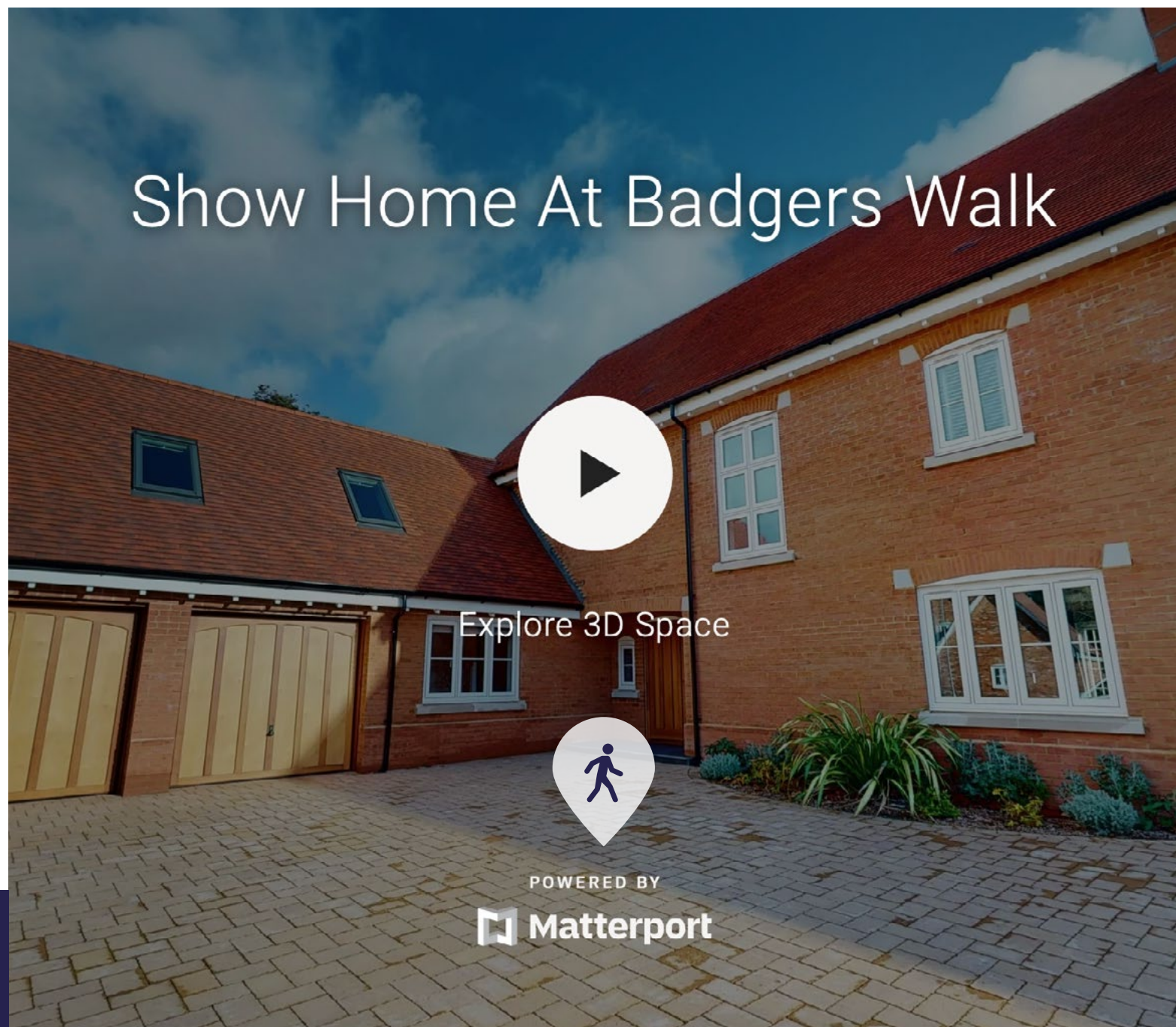
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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The accommodation exudes character and style.





The specification is of the highest quality throughout.



There is plenty of space for entertaining and socialising with friends and family.



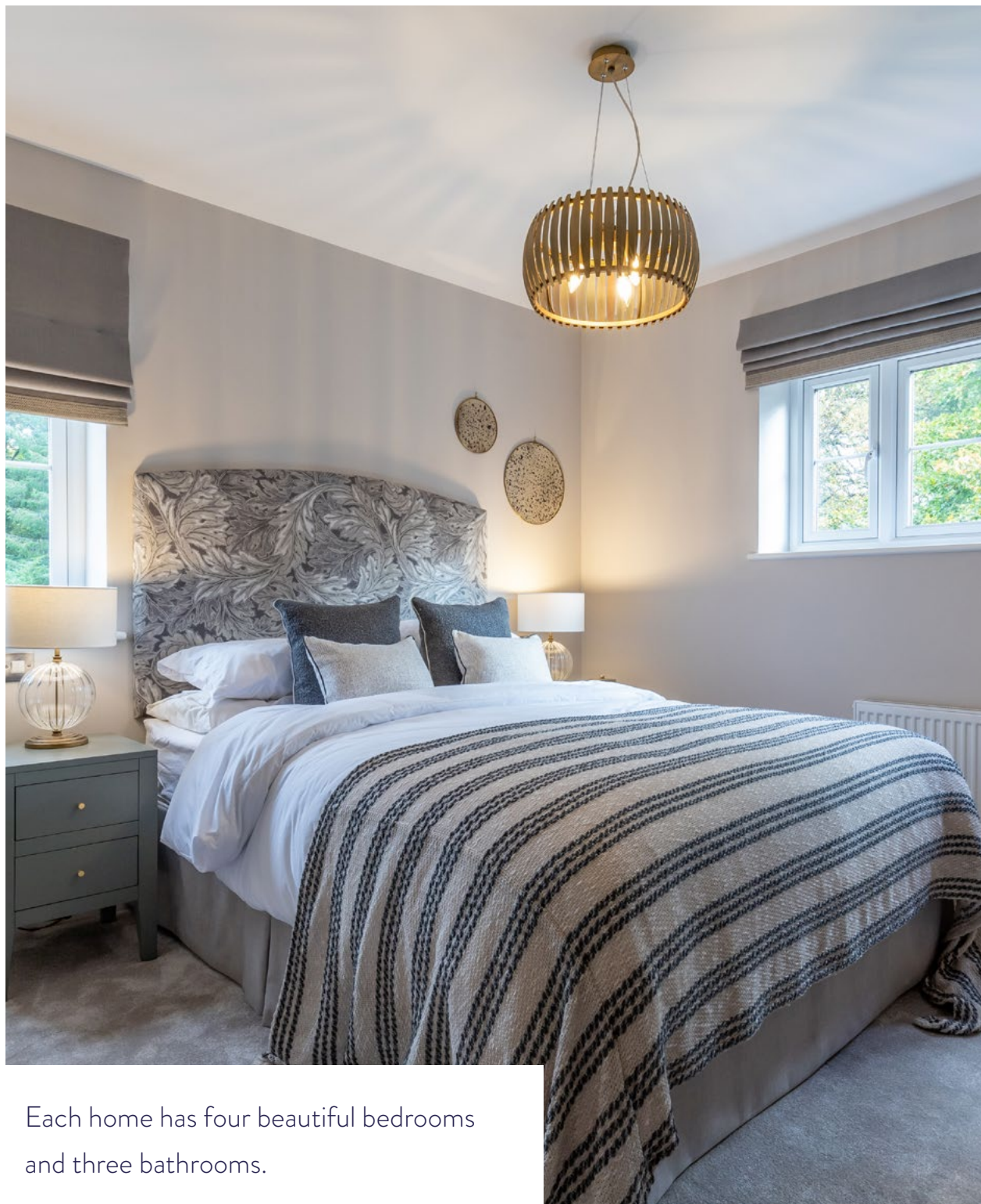
The spacious living room is light and bright with a contemporary feel.



Work, rest or play there is a real sense of calm.



The master suite is undeniably luxurious its
its own en suite.

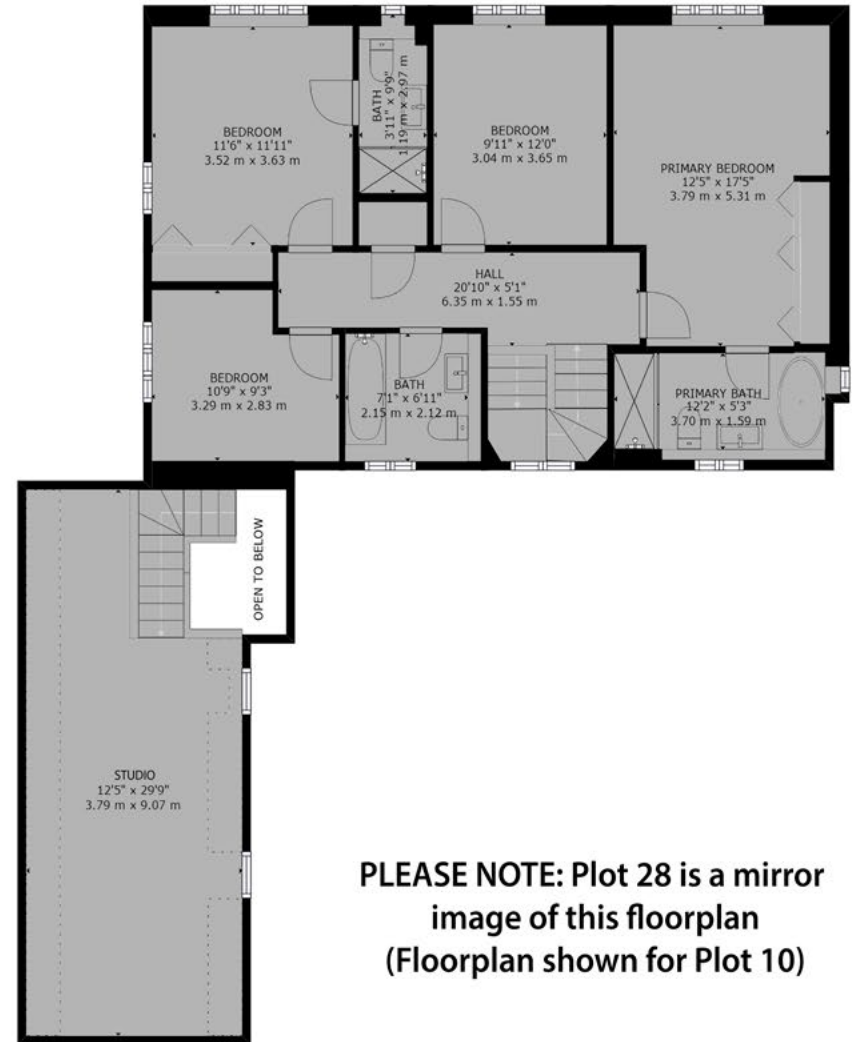


Each home has four beautiful bedrooms and three bathrooms.



The gardens are unusually large for a new home, offering a feeling of space.

The Greystoke, The Warren, Badgers Walk, Ferndown, BH22 9QF



PLEASE NOTE: Plot 28 is a mirror image of this floorplan (Floorplan shown for Plot 10)

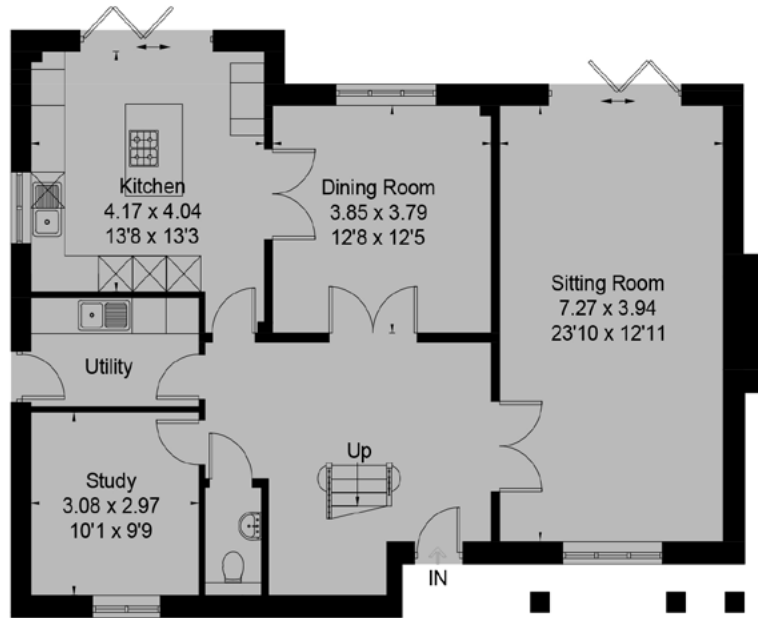
GROSS INTERNAL AREA
 FLOOR 1: 1212 sq. ft, 113 m², FLOOR 2: 1219 sq. ft, 113 m²
 GARAGE: 337 sq. ft, 31 m²
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 93 sq. ft, 9 m²
 TOTAL: 2768 sq. ft, 257 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Plot 27, The Warren, Badgers Walk, Ferndown, BH22 9QF

Approximate Floor Area = 194.1 sq m / 2089 sq ft

Garage = 35.6 sq m / 383 sq ft

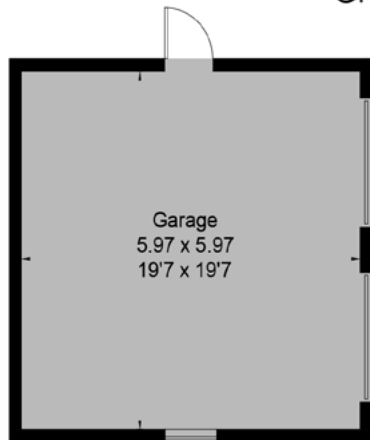
Total = 229.7 sq m / 2472 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Summary

Renowned local developer Stanborough Construction is delighted to announce the next release of five new exclusive homes in Badgers Walk, just off Wimborne Road East in Ferndown.

This prestigious development already has a distinctive street scene and is set in a convenient location less than a mile away from Ferndown town centre. Each individual dwelling is of similar stature with a variety of quality architecture designed to complement the surrounding area in a mix of brick, timber and render finish with sash style windows.

The development combines traditional construction values to the highest of standards with luxurious and carefully designed interiors to suit modern lifestyles and maximise space.

Each home is meticulously designed to maximise space and comfort. The result can be seen in the light and airy interiors that embrace modern style whilst meeting the requirements of everyday living.

The high specification and carefully selected quality materials provide a luxurious finish and combined with subtle colours create a decor that is both soothing and refined.

Each spacious home is arranged over two floors and has four double bedrooms. French or bi-folding doors offer rear access to patios and substantial landscaped gardens to make the most of the outside space. Each property also boasts a covered porch, double garage and block paved driveway.

- Brand new detached homes
- Two remaining
- Beautiful specification throughout
- Four double bedrooms
- Luxurious living spaces
- Substantial gardens
- Large driveways
- Double garage
- Quiet and pretty street scene
- Close to amenities

Guide Price:	Prices from £1,200,000
Tenure:	Freehold
Stamp Duty:	Main Home £61,250* Additional Home £97,250* (*based on guide price)
Lease Length:	N/A
Maintenance:	N/A
Council Tax:	Band G (tbc) (2023/2024 £x,xxx.xx)
EPC:	

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Pricelist



Style: The Greystoke
Plot Number: Plot 10
Status: SOLD
Guide Price: £1,275,000



Style: The Kingswood
Plot Number: Plot 27
Status: Available
Guide Price: £1,200,000



Style: The Greystoke
Plot Number: Plot 28
Status: Available
Guide Price: £1,250,000



Style: Amberley
Plot Number: Plot 29
Status: SOLD
Guide Price: £1,250,000



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We would love to see you
for a cup of tea or coffee.

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Property ref: 0733



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.