



Beaufoy's House, 89 Beaufoy's Avenue
, Ferndown, BH22 9RN

Offers in the region of £1,000,000



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NO ONWARD CHAIN - STUNNING 5/6 BEDROOM HOME WITH SEPARATE ANNEXE AND DIRECT ACCESS TO A BEAUTIFUL NATURE RESERVE - The St Quintin Property Group are delighted to bring to the market this beautifully appointed, extended 6/7-bedroom, 3827.4 sq ft residence which is situated in Beaufos Avenue, one of Ferndown's most sought-after roads with private gated access on to the local nature reserve. The accommodation which includes a self-contained one-bedroom annexe is both spacious and flexible and includes a contemporary open plan kitchen/breakfast/family room with bi-fold doors onto the delightful landscaped, secluded rear gardens with large porcelain tiled terrace and stunning covered BBQ dining and bar, area perfect for al fresco entertaining. It further benefits from a double length garage and ample off-road parking. The accommodation comprises:

- A welcoming entrance hall with oak doors leading to the ground floor accommodation
- Double doors lead through into the living room with a feature wood burner with stone surround, open planned into the vaulted and beamed triple aspect sunroom with French doors leading onto the garden.
- A stunning fully integrated kitchen/breakfast/family room with bi fold doors onto the rear gardens offering an excellent range of base, wall and drawer units complemented by high quality quartz work surfaces, recess lighting and built in appliances to include dual oven, microwave fridge/freezer and a feature island with halogen hob. There is porcelain tiled flooring throughout.
- Adjacent, a useful utility room provides additional storage and space for white goods and has a range of built in floor and wall units and a sink. There is also space for an American fridge/ freezer.
- Separate dining room with bay window to the front aspect with porcelain tiled flooring, accessed via double doors
- Playroom/snug with aspect to the front and a door leading to the side of the property.
- Study/bedroom six accessed from the hallway.





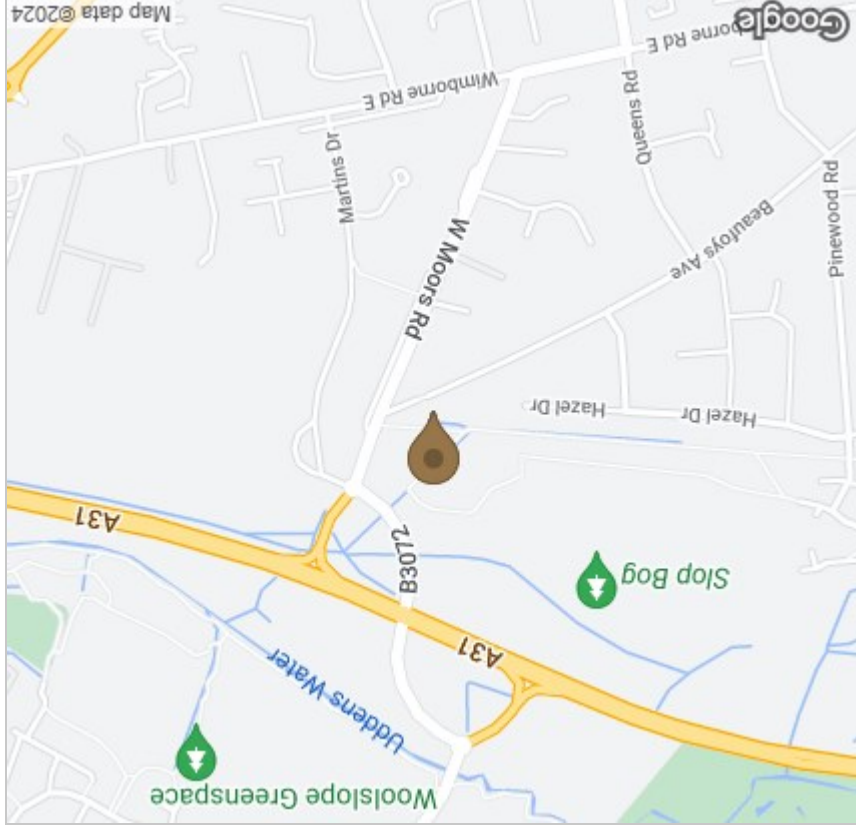
- Downstairs cloakroom.
- An oak staircase leads up to five further bedrooms. The master bedroom is spacious, overlooking the rear gardens and benefits from an ensuite walk-in wet room with wash hand basin set in a vanity unit with storage beneath. Bedroom two is a double, also with an ensuite with shower bath. Bedrooms three and four are further double rooms and Bedroom five is a good single. The family bathroom features a spa bath, separate shower cubicle and double basin unit set in vanity unit with storage beneath. The modern light and airy self-contained annexe with its own private entrance is approached via a staircase and comprises a triple aspect open plan living and kitchen area with oven and hob, integrated fridge/freezer, and space for washing machine. Double bedroom with extensive range of built in storage. Bathroom with shower bath with shower over. The accommodation benefits from air conditioning and Velux windows to the living room and bedroom. The stunning enclosed and secluded landscaped garden is a particular feature of this property and features a large terrace with porcelain tiling and further lawned area edged by trees, shrubs, and hedging. There is a fabulous, covered, vaulted BBQ and entertaining area ideal for al fresco dining and featuring contemporary glass balustrading. At the rear of the garden is the private gate leading onto the local nature reserve which is renowned for its beauty and perfect for walks. A double length garage with French doors leading onto the garden and housing the recently fitted Glow-worm boiler. Beaufoy's Avenue is in a mature setting in the heart of Ferndown, just a short distance from the A31, with its easy commuter links to Bournemouth, Southampton, and London. Ferndown is positioned between the popular market towns of Wimborne and Ringwood and from the New Forest National Park in one direction to the award-winning beaches of Sandbanks, Poole in the other.

Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.



England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	73
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	
	Potential	79
	Current	



Area Map

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