



82 Golf Links Road
Ferndown | Dorset | BH22 8BZ

FINE & COUNTRY

82 GOLF LINKS ROAD



KEY FEATURES

This elegant family home enjoys an enviable location in one of the area's most exclusive roads, less than 100 metres from Ferndown's internationally renowned golf course and club house.

The house boasts generously proportioned accommodation approaching 3000 ft.² of living space and is presented in beautiful order throughout.

Over recent years the property has been extended and extensively improved by the current owners.

You are welcomed into the house with an impressive reception hall and your eyes are immediately drawn down to admire the beautiful, exposed timber floorboards.

The ground floor accommodation comprises of a triple aspect sitting room, a focal point to this room is the beautiful central fireplace with an open grate facility. A door and windows lead from the sitting room into a delightful snug/office, providing a wonderful view over the rear garden with double French doors inviting you out.

There is a large, separate dining room, with a feature bay window and third reception room/family room also features beautiful, exposed wood flooring and recess fireplace with wood burner.

The family room flows open plan into the kitchen breakfast room, which certainly proves to be the heart and hub of this family home and provides the all-important wow factor with full height floor to ceiling picture windows and double French doors that invite you out to the garden.

The modern stylish kitchen features a central island unit with breakfast bar, a range of kitchen units with granite work surfaces and return. The kitchen is fully fitted with a range of integrated quality appliances.

The kitchen is complimented by a large separate utility room where you can also find a downstairs cloakroom.

There is a connecting door from the kitchen into the oversized integral garage where you can find a useful drying room/airing cupboard, which also houses the gas fired boiler. Finally on the ground floor you have the benefit of a substantial cloaks cupboard with marble tiled floor providing ample hanging and shelving space. All the downstairs accommodation and garden benefits from a built in Bose music system.









SELLER INSIGHT

“ This sought after location is the setting for this remarkable, spacious, family home. It is a home which embodies character, style and timeless elegance and has been a very treasured family home for its owners for the past twelve years.

It was this outstanding area, alongside its convenience to a wealth of amenities, including travel into London, airports, alongside an excellent road network, which brought the owners into the area. Discovering this beautiful house in such a location was just the icing on the cake. Set well back from the road, this handsome property sits behind its secure gates and is opposite to the championship golf course of Ferndown. A spacious, quality, house built in the 1930s which has been well cared for throughout its years. However, its present owners have added several enhancements, thereby adding to the luxuries and comforts to be enjoyed whilst living here. Natural light is plentiful, and space is generous and with such a highly versatile layout, the house offers many options for today's living needs. The hub of family life here is the spacious kitchen/dining/living room with its outlook onto the garden. This is an idyllic space when friends and family gather, especially on sunny, warm, days when everyone can spill out through its patio doors onto the terrace, and on into the fabulous, private, garden.

The beautiful garden was also a huge attraction for the owners when they moved to live here. With its interesting and varied collection of shrubs and herbaceous plants, they have developed and enriched this beautiful space into a quite magical garden. It is one to wander around, but also a space in which to relax and enjoy the visiting wildlife passing over.

Ferndown and the surrounding area has everything required to enjoy an exceptional quality of life, from its wide choice of schools and colleges, sport and leisure opportunities to taking advantage of the many amenities to enjoy wide ranging interests. The exceptional New Forest is on the doorstep with the magnificent coastline minutes away. Close by there are many footpaths to explore, with cycling being a very popular pastime locally. Southampton is very easy to visit, as is Bournemouth, the Georgian town of Lymington and, of course, stunning Sandbanks.

The house has now outgrown the requirements of the owners and it is time for new owners to unpack their bags and enjoy living in this fabulous house in such a glorious location. *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









KEY FEATURES

The first floor offers five double bedrooms with every bedroom having the luxury of a high quality ensuite all with power showers. Bedroom three enjoys a feature Lusso Stone round bath with rain-water shower.

















KEY FEATURES

Outside the house stands, proudly in generous grounds, offering privacy and seclusion. The gardens have been beautifully landscaped by the current owners with various private seating and patio areas.

There is a patio located close to the rear of the kitchen breakfast room with an electric remote controlled awning offering welcome shade, and the perfect place to sit and relax and enjoy this wonderful garden. The garden also benefits from outside lighting and water feature.

Discreetly positioned to one corner of the garden, you can find a quality garden studio room which offers versatile uses as a work from home office, hobbies room, small gym etc plus also attached to the side of this studio is a useful garden store.



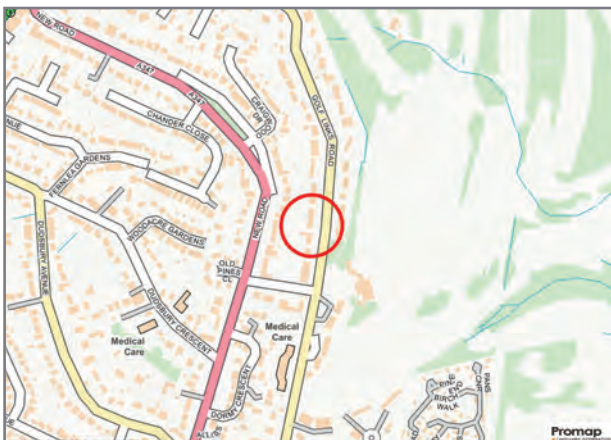


INFORMATION

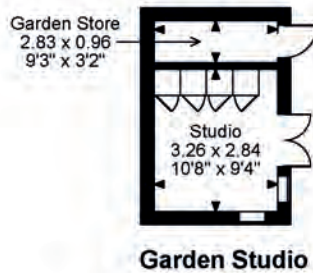
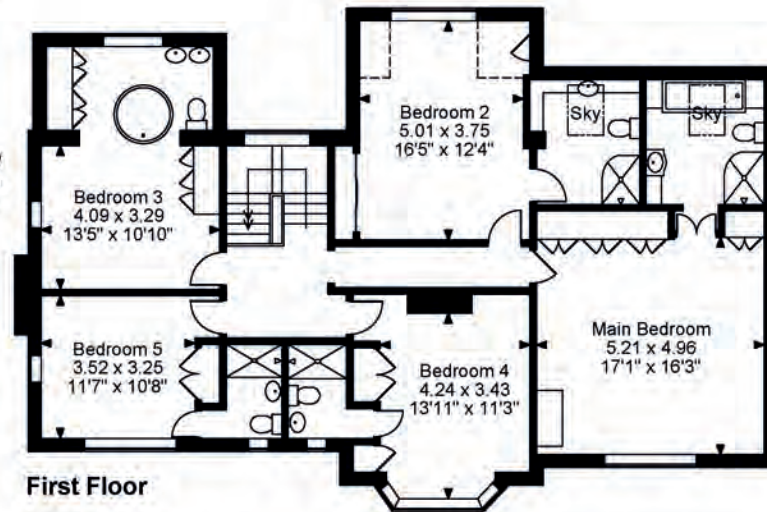
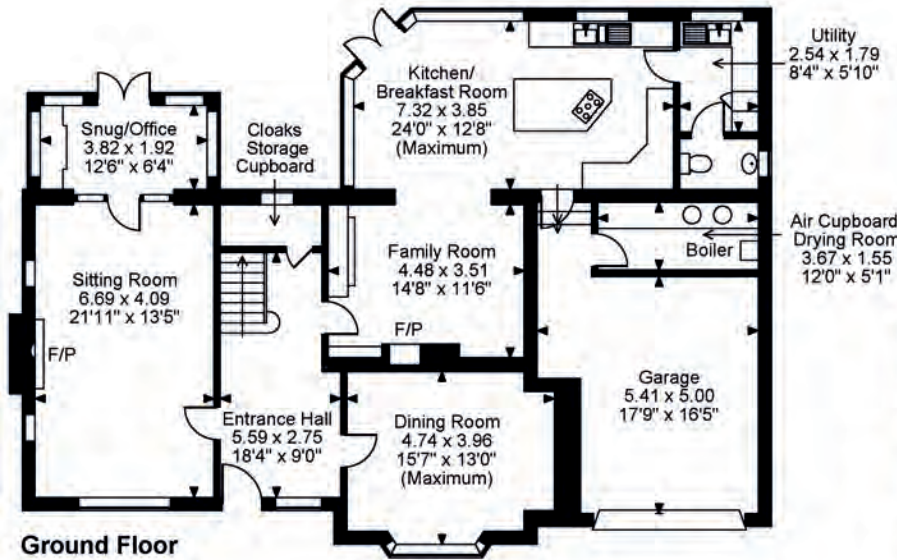
This wonderful family home is situated in a premier location along a sylvan tree lined road of differing houses of similar ilk, within easy access of Ferndown town centre and the nearby nature reserves & its many woodland walks, highly commended schools and easy access routes to both Bournemouth and neighbouring market towns of Ringwood & Wimborne. Ferndown town centre has an excellent range of shopping, leisure & recreational facilities including the M&S Food Hall, leisure & fitness centre and theatre/social centre. For the keen golfer, Ferndown championship Golf Club is directly opposite. Excellent walking, cycling and riding can be enjoyed in the New Forest National Park east of Ringwood, and along the UNESCO World Heritage Jurassic Coast to the Southwest beyond Wareham.

Energy Performance Rating: D

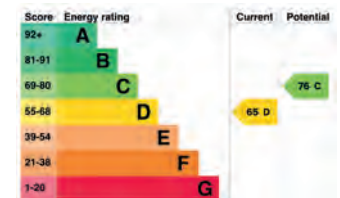
Council Tax banding: G



Golf Links Road, Ferndown, Dorset
Approximate Gross Internal Area
Main House = 2868 Sq Ft/266 Sq M
Garage/Drying Room = 354 Sq Ft/33 Sq M
Garden Studio = 133 Sq Ft/12 Sq M
Total = 3355 Sq Ft/311 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

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