

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

**PINEWOOD ROAD**  
FERNDOWN, BH22 9RR



# GUIDE PRICE £775,000

---

Located in one of Ferndown's most SOUGHT AFTER tree lined roads is this BEAUTIFULLY PRESENTED HOME offering GENEROUS ACCOMMODATION. Occupying an EXTREMELY SECLUDED PLOT, this family home comprises FOUR DOUBLE BEDROOMS, two substantial reception rooms, a STUNNING KITCHEN/BREAKFAST ROOM and substantial GARAGE WITH WORKSHOP.

Energy Performance Rating D  
Council Tax Band F



Pinewood road is an unmade gravel road, creating a delightful, quiet location only a stone's throw from protected heathland providing beautiful walks.

A sweeping gravel driveway provides a large amount of parking for multiple vehicles. In addition is the garage with electrically operated roller door, power and light.

From the bright and spacious porchway and into the large entrance hallway where you will find a useful storage cupboard, downstairs shower room and stairs rising to the first floor.

The formal dining room is a good size room to the front overlooking the driveway.

Fitted with clean contemporary gloss units, stone worktops, integral appliances and central island, the stunning kitchen/breakfast room is at the rear of the property. A pedestrian door gives access outside.

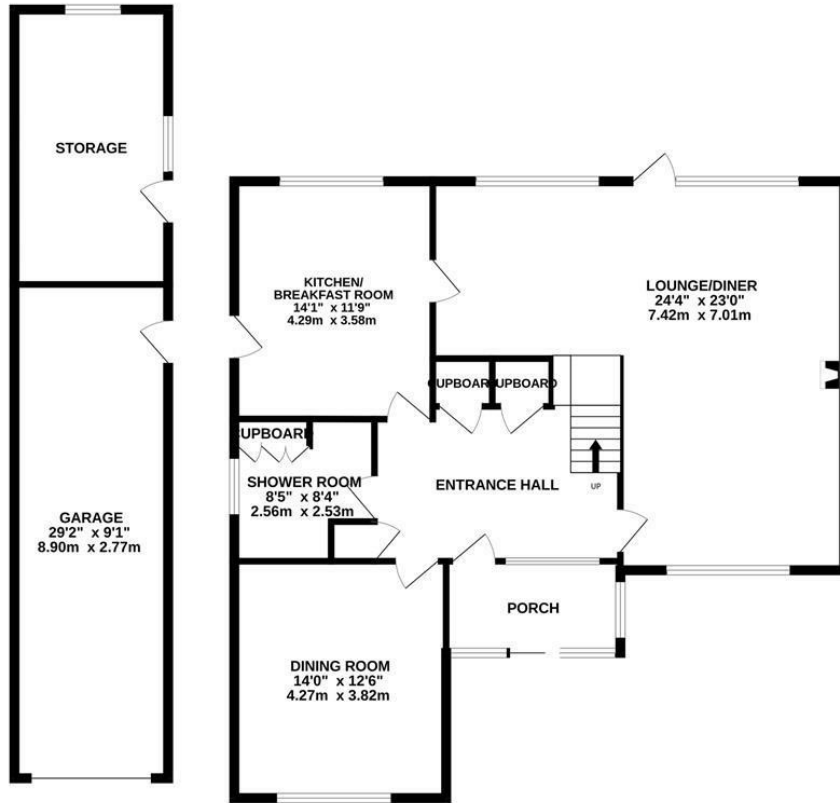
With a bespoke feature fireplace, the huge dual aspect lounge/diner has access outside to the rear patio and garden.

Upstairs, off the bright and spacious landing are four double bedrooms. Both the master and guest bedrooms have a full array of built-in wardrobes, additionally there is also an en-suite shower room to the master. Additional bedrooms are serviced by the three piece family bathroom.

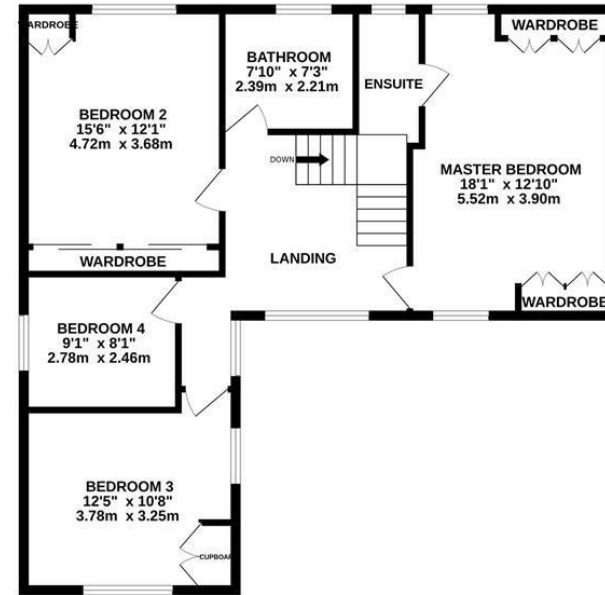
Outside, the gardens are extremely well maintained and manicured with mature shrubs borders. The rear garden benefits from an expanse of patio abutting the living accommodation and extending down the manicured lawn to a further Indian stone patio at the rear of the garden, all surrounded by fencing and mature hedging.



GROUND FLOOR  
1462 sq.ft. (135.8 sq.m.) approx.



1ST FLOOR  
835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



*Local expertise with powerful national marketing*

**EDWARDS**  
ESTATE AGENTS

**Ferndown Office**  
404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595