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2 LONGHAM MEWS, RINGWOOD ROAD
FERNDOWN, BH22 9AW



PRICE GUIDE £389,950

Longham mews is a select modern development of mews style houses which have been designed with modern day living in mind. Enjoying a court yard style setting in a semi rural location set in the delightful hamlet of Longham, within a stones throw from riverside walks along the River Stour and Longham lakes. The property boasts fantastic contemporary open plan accommodation on the ground floor and benefits from three very generous sized bedrooms on the first floor with an en-suite shower room to the master. The property also has a single garage and a low maintenance rear garden. The property is beautifully presented throughout.

Upon entering the property, you are immediately impressed by the spacious reception hall, where you will find colonial style doors with contemporary flooring throughout leading to the downstairs cloakroom. Off the hallway doors lead to the kitchen dining living room which is open plan throughout and enjoys a dual aspect providing bright living space with a modern feel throughout. Double glazed doors open onto the delightful rear garden.

The modern kitchen is fitted with a comprehensive range of wall and base units with roll top work surfaces over and is complemented by the tiled splashbacks. The kitchen has an electric double oven, grill and four ring gas hob, integrated washing machine and space for a fridge freezer.

Upstairs, you will find three good size double bedrooms, the main bedroom also has the benefit of an en-suite shower room. The two other bedrooms are served by the large family bathroom, which has a modern white suite and double walk in shower.



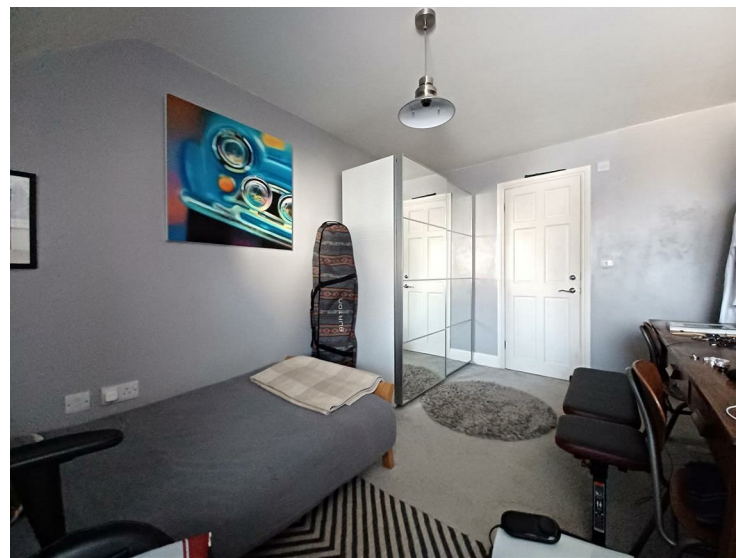
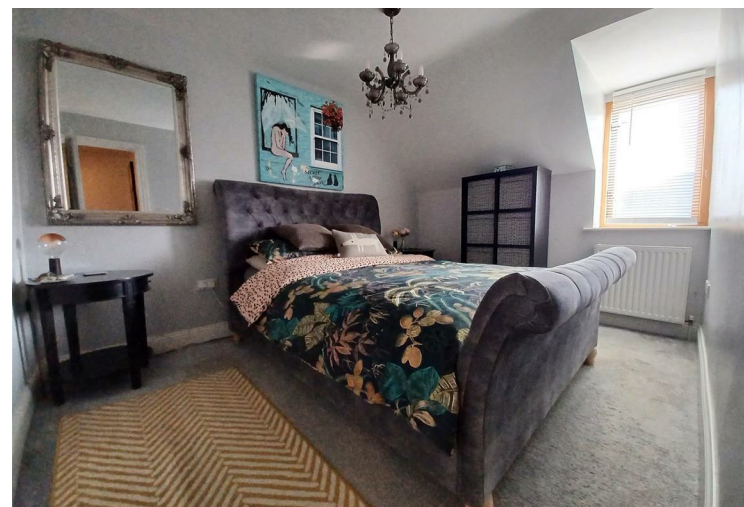
Outside, the property benefits from a single garage with power and light and car parking for two vehicles. The court yard style rear garden has been designed for low maintenance and care and is fully enclosed by brick walling.

The property is located in the popular hamlet of Longham and within close proximity of the White Heart pub, Haskins Garden Centre and Ferndown Town Centre with its range of amenities and various shops. The property is also in close proximity of Dudsbury Golf course which is an exclusive members golf club with a range of leisure facilities.

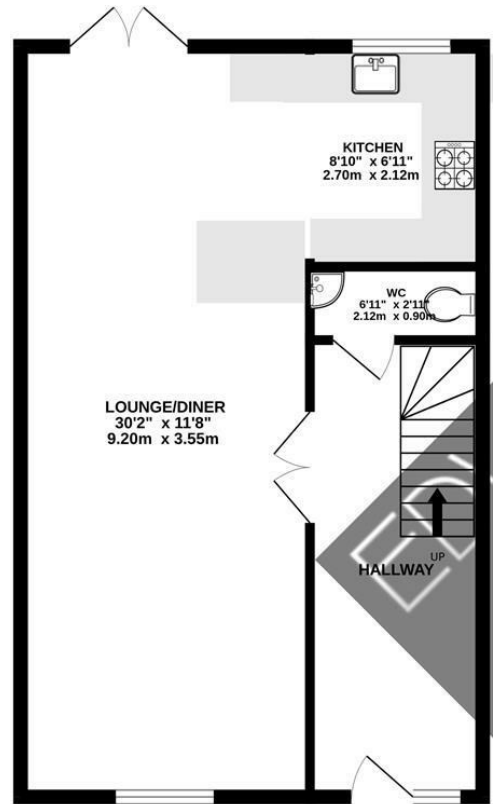
Agents note – Each vendor of Longham Mews currently contributes £20 per month for servicing of the communal septic tank. A kitty is also being built up as a contingency fund for the shared driveway access.

EPC Rating: C

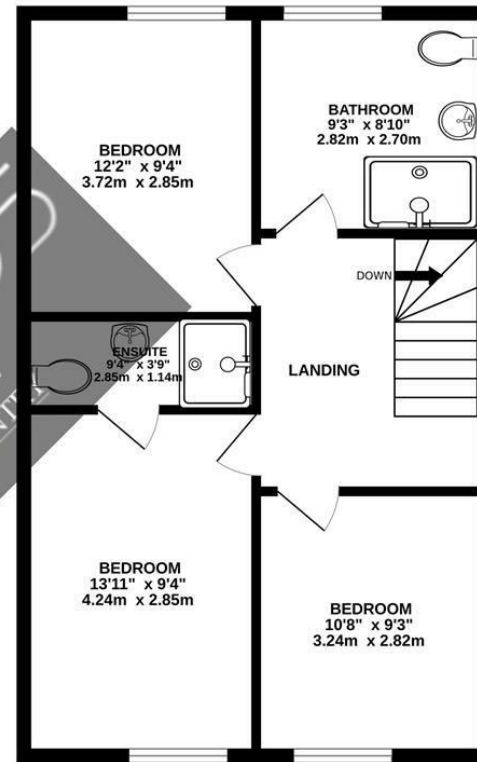
Council Tax Band: E



GROUND FLOOR
561 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 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.
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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595