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ESTATE AGENTS

CRESCENT WALK
FERNDOWN, BH22 8PZ



ASKING PRICE £1,175,000

TUCKED AWAY from view and shielded from the outside world, this exceptional SIX-BEDROOM FAMILY RESIDENCE offers a rare level of PRIVACY AND SECLUSION that is increasingly hard to find. Nestled within 0.37 of an acre and accessed via a long private driveway—culminating in a roundabout with GENEROUS OFF-ROAD PARKING—this home enjoys COMPLETE ABSENCE OF STREET FRONTAGE, ensuring total discretion. Beyond its driveway lies a hidden sanctuary: a beautifully landscaped, south-facing garden that exudes tranquility, complete with a Jacuzzi and expansive patio, perfect for private relaxation or entertaining. This is more than a home—it's A RETREAT FROM THE EVERYDAY.

Offering approximately 3,700 sq. ft. of extensively refurbished and thoughtfully extended accommodation, this exceptional family home delivers generous, high-specification living in a truly private and secluded setting. Designed to make the most of its idyllic surroundings, all principal rooms enjoy delightful views over the large, south-facing rear garden. Every detail has been carefully considered for comfort and efficiency, including insulated underfloor heating throughout the ground floor—extending even to the garage—and a high-efficiency heat recovery ventilation system. Typical monthly gas and electricity usage, including pool and Jacuzzi heating, is around £280.

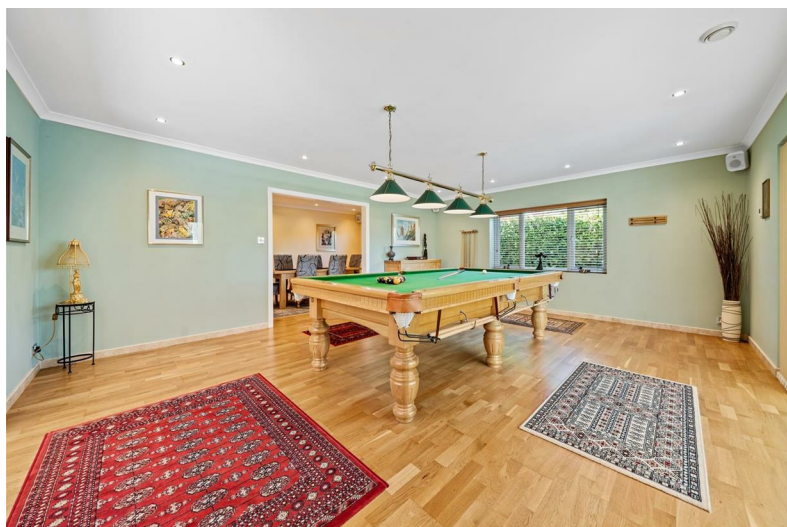
The ground floor opens into a generously proportioned reception hall laid with elegant Travertine tiles, with access to a walk-in understairs cupboard, cloakroom, and a media recess. This flooring continues into the impressive social areas, which include a spacious living room with French doors to the garden, a stylish snooker room, and a dining room ideal for entertaining.

At the heart of the home is the sleek German Nolte kitchen, featuring South African granite worktops and upstands, alongside premium appliances including a Bosch oven, combi Quantum oven, warming drawer, induction hob with extractor, integrated dishwasher, and fridge/freezer. The adjoining dining area, with mellow wood flooring, easily accommodates a large table and chairs, creating an ideal space for gatherings and entertaining.

For year-round relaxation, the beautifully appointed pool room houses a raised, heated indoor endless swimming pool, set within Travertine surrounds and opening directly onto the garden's patio area.

Additional ground-floor highlights include a dual-aspect sitting room equipped with an integrated 5.1 surround sound system, a guest bedroom, and a family bathroom featuring a white suite complemented by grey oak panelling.

Upstairs, the spacious landing provides access to four further double bedrooms. The principal suite boasts a luxurious ensuite shower room and a walk-in wardrobe. There is also a separate shower room with toilet, and a well-sized study—ideal for working from home.



Outside, the garden is a true sanctuary. Secluded and tranquil, it enjoys a sunny southerly aspect and is enclosed by mature planting and high hedging. A large paved patio—complete with Jacuzzi under a charming thatched roof—offers a perfect space for outdoor living. Lawns are neatly maintained, and a pathway leads to a second patio and a children's play area at the rear of the garden.

To the front, the long private driveway leads to a circular paved parking area with a central flower bed and water feature, offering a grand and welcoming arrival. The insulated garage features a remote-controlled door, underfloor heating, lighting, power, and direct access to a workshop and laundry room.

This is a rare opportunity to acquire a truly secluded, high-specification home that balances luxury, space, and privacy—an exceptional lifestyle retreat.

Additional Information

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: Low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: Yes

Parking: Private driveway and garage

Rights and Easements: Unhindered right to access driveway from the street

Utilities: Mains electricity, mains gas, mains water

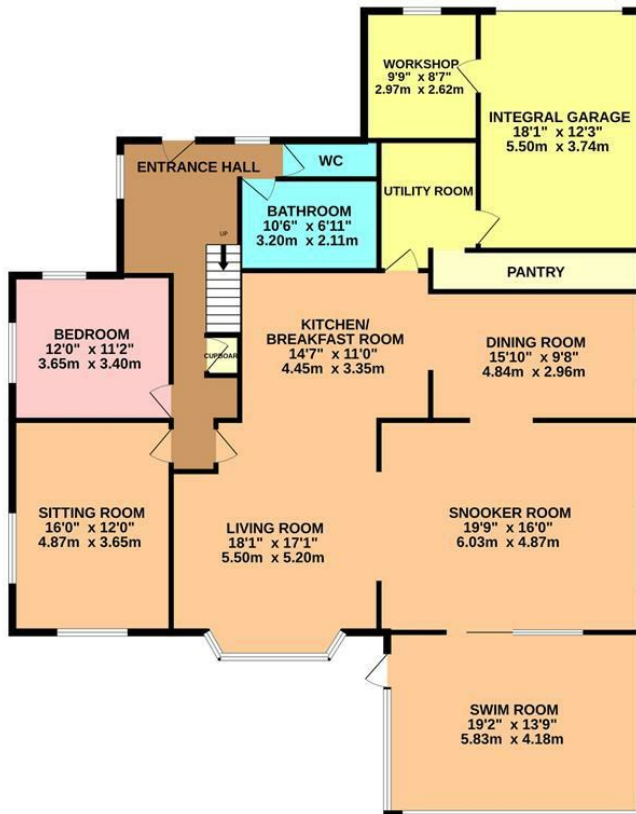
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

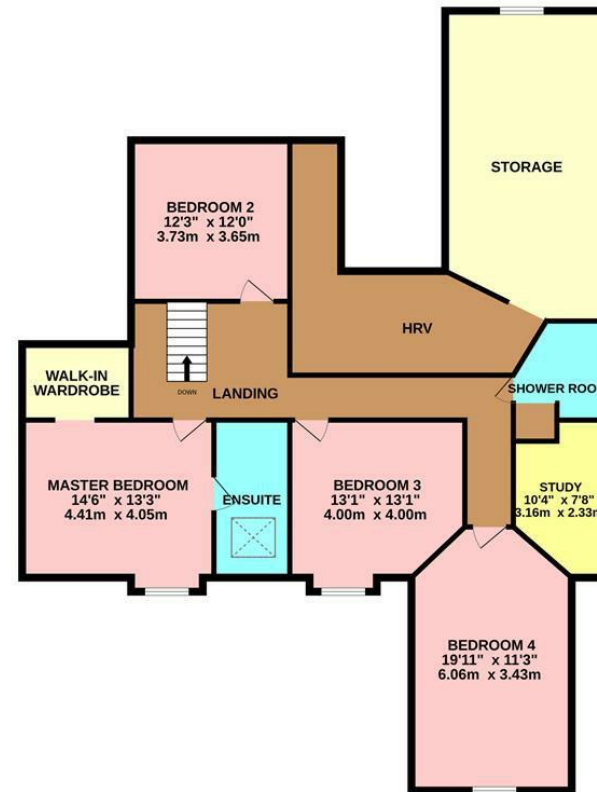
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
2157 sq.ft. (200.4 sq.m.) approx.



1ST FLOOR
1578 sq.ft. (146.6 sq.m.) approx.



TOTAL FLOOR AREA : 3735 sq.ft. (347.0 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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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.



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