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HAM LANE
FERNDOWN, BH22 9DP



PRICE GUIDE £625,000

- VENDOR FOUND
- BACKING DIRECTLY ONTO OPEN FIELD
- SEMI RURAL LOCATION
- SPACIOUS DETACHED FAMILY HOME
- 4/5 BEDROOMS
- EXTENSIVELY REMODELLED
- 2 GROUND FLOOR BEDROOMS
- LATERAL LIVING
- ENCLOSED REAR GARDEN
- WOODLAND WALKS

This impressive DETACHED HOME offers a perfect blend of modern living and COUNTRYSIDE CHARM. EXTENSIVELY REMODELLED, the property welcomes you with a spacious entrance hallway that leads into a large sitting room, complete with a cosy fireplace, ideal for relaxing evenings.

The location in Ferndown is particularly appealing, offering a tranquil setting with easy access to local amenities, schools, and beautiful green spaces and championship golf course.



The heart of the home is undoubtedly the well-appointed kitchen, which features a comprehensive range of fitted floor and wall units, equipped with integrated appliances, making it a delightful space for culinary enthusiasts.

On the ground floor, you will find two generously sized double bedrooms, both benefiting from charming bay windows that allow natural light to flood in. The sitting room boasts a gas fire with log effect and French doors out to the rear patio. The snug would also make a generous 5th double bedroom. Ascending the quarter turn stairs, the first floor landing leads to the master bedroom, which offers pleasing views over the fields beyond. This room also boasts an ensuite bathroom, complete with a shower cubicle and WC, providing a private retreat.

The exterior of the property is equally impressive, featuring a delightful rear garden that backs directly onto open fields, offering stunning views of the surrounding countryside. The garden is enclosed by timber fencing and hedgerows, ensuring privacy, and includes a detached storage shed and large paved patio area, perfect for entertaining guests. The remainder of the garden is predominantly laid to lawn, with a side gate and pathway leading to the front of the house.

This substantial residence is a rare find, combining spacious living areas, modern amenities, and a picturesque setting, making it an ideal family home.

Additional Information

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: Very 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: No

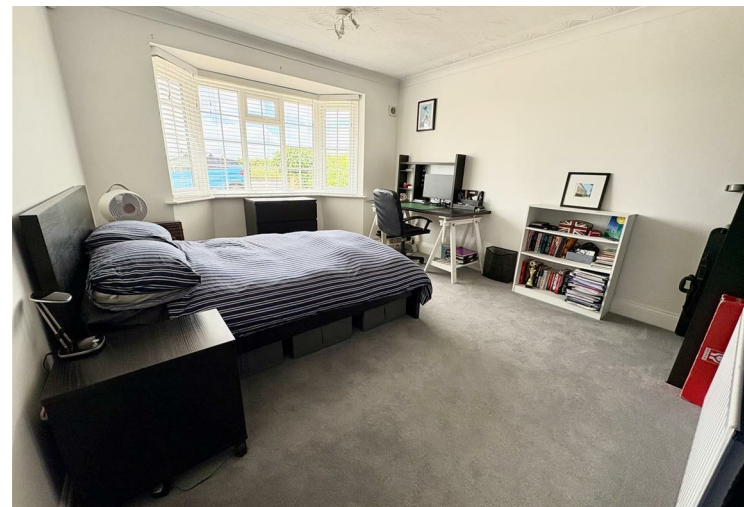
Parking: Private driveway & garage

Utilities: Mains electricity, mains gas, mains water - Agents Note: Edwards are not able to confirm if there is a Gas Safety Certificate or Service Certificate for the boiler

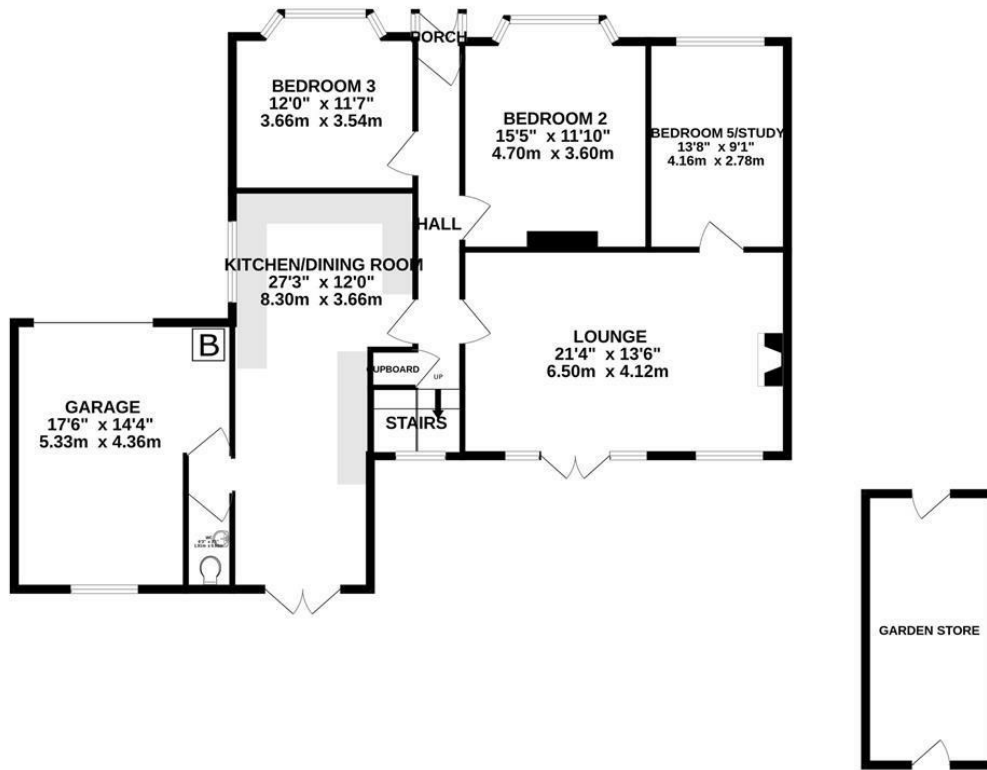
Drainage: Septic tank - Agents Notes: An inspection is currently being arranged to confirm whether the Septic tank complies with current regulations.

Broadband: Refer to Ofcom website

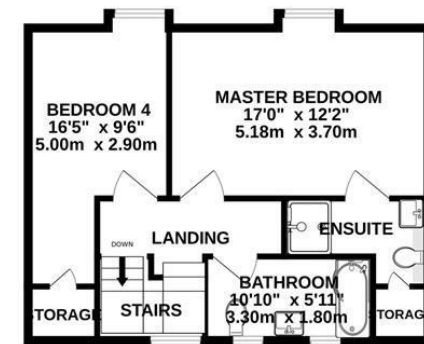
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1488 sq.ft. (138.2 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 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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