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THE FARMHOUSE
FERNDOWN, BH22 9AW



GUIDE PRICE £625,000

- 5 BEDROOM GRADE 2 LISTED
- DETACHED CHARACTER FARMHOUSE STYLE FAMILY HOME
- SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS
- STYLISH OPEN PLAN LIVING SPACE
- MASTER ENSUITE & FAMILY BATHROOM
- CHARACTER FEATURES THROUGHOUT
- GATED ENTRANCE & SINGLE DETACHED GARAGE
- SOUTHERLY FACING REAR GARDEN
- SEMI-RURAL HAMLET LOCATION
- EXCELLENT COMMUTER LINKS TO LONDON

This three storey farmhouse style family home sits close to farmland and riverside walks in the semi-rural Hamlet of Longham. Well presented throughout, having been refurbished in recent years, the property has retained its character and charm and offers very spacious accommodation. The heart of this home is undoubtedly the triple aspect open plan kitchen/family/dining room with tri-folding doors from the dining area opening to the south facing rear garden.

The stylish contemporary kitchen features a central island unit and extensive range of matching floor and wall units with integrated appliances including dishwasher, washing machine and integrated bins, along with a feature alcove and space for a range style cooker. Quality hard flooring is laid throughout and a fireplace with fitted inset gas fire provides a focal point in the living area. A notable feature in the dining area is a high vaulted ceiling with Velux windows ensuring plenty of natural light. Further ground floor accommodation includes a reception/sitting room and a cloakroom.

On the first floor there are three good size double bedrooms – the master with the benefit of a well appointed ensuite shower room – and all with quality built-in wardrobes. All bedrooms at this level are served by a family bathroom with Jacuzzi spa bath.



On the second floor there are two further bedrooms, one of which has an interconnecting reception/living room/study. This floor offers potential to create an annex or master suite if required.

Outside there is a single detached garage with power and light approached via a gravel driveway through double entrance gates. The rear southerly facing garden enjoys a good degree of privacy, enclosed mainly by brick walling. An extensive patio area sits immediately to the rear of the property and steps lead up to a raised lawned area. A further patio is located alongside the garage, well placed to enjoy sunlight throughout the day.

Additional Information

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

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: Yes - grade 2

Restrictive Covenants & Rights /Arrangements affecting the property: Yes

Tree Preservation Order: No

Parking: Private driveway & single garage

Utilities: Mains electricity, mains gas, mains water

Drainage: The property along with 4 other neighbouring properties shares a sewage treatment plant/septic tank with each property paying £25 per month towards the maintenance and annual service

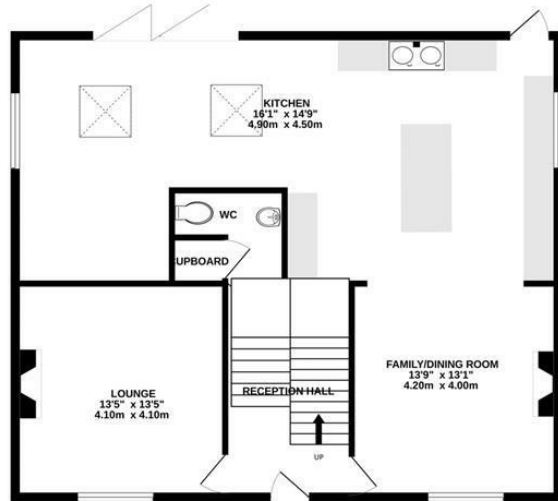
Services Crossing the Property or Neighbouring Property: Yes – There is agreement for the drains of the four other properties to connect to the STP. The neighbouring properties pay monthly for the wastewater to be removed and the STP to be maintained and powered to ensure it is operational

Broadband: Refer to Ofcom website

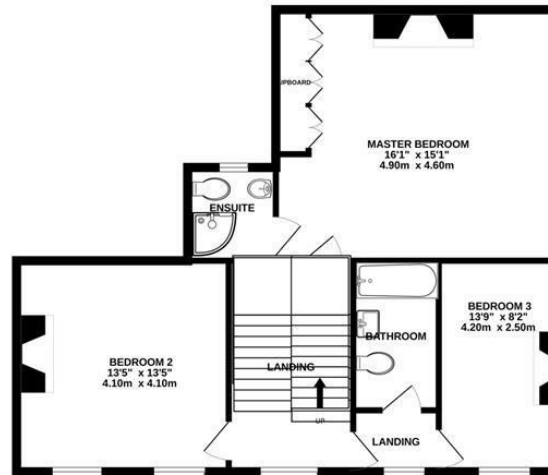
Mobile Signal: Refer to Ofcom website



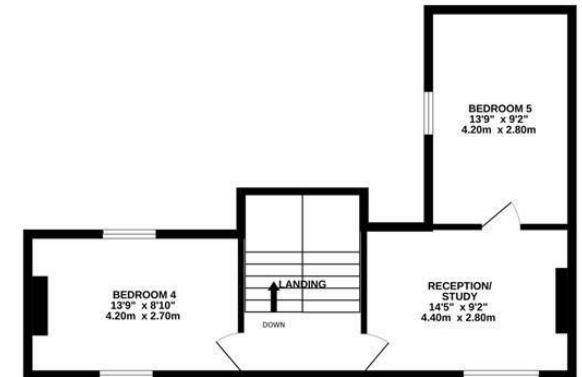
GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



2ND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 2246 sq.ft. (208.7 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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