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EST. 1985

17 Golf Links Road, Ferndown, BH22 8BT

Guide Price **£1,850,000**



17 Golf Links Road

Ferndown, Dorset

An Exceptional Contemporary Residence on Prestigious Golf Links Road, Ferndown.

Located just moments from the renowned Ferndown Golf Club, this magnificent detached home built in 2020 occupies a generous, private plot within one of the area's most desirable addresses.

Accessed via secure electric gates with intercom entry, the property opens to an expansive driveway offering ample parking, EV charging, and access to a double garage. A striking RK front door sets the tone for what lies within, ushering you into a breathtaking entrance hallway with a feature floating staircase and full-height glazing that floods the space with natural light.

Designed with uncompromising quality and attention to detail, the kitchen is a true showpiece, equipped with premium NEFF integrated appliances, a Quooker boiling tap, a centre island, and garden views. The main living room boasts floor-to-ceiling ODC slimline sliding doors, remote-controlled Elegance blinds, air conditioning, and a stunning dual-aspect DRU gas fireplace.

Additional ground-floor accommodation includes a snug lounge with garden access, a superb games room with sliding doors to the front, a spacious utility room, two cloakrooms, and a luxurious fifth bedroom suite with en-suite shower room. High-spec features include a Sonos sound system, Amtico flooring throughout, and underfloor heating.

Upstairs, an elegant galleried landing showcases a feature window, drawing natural light into both floors. The spectacular principal suite features a generous bedroom with a south-facing balcony, an expansive walk-in wardrobe, a luxurious en-suite bathroom complete with a freestanding bath, a double walk-in wetroom with integrated TV, his and hers basins, and air conditioning.

Bedroom two also enjoys a private south-facing balcony, deluxe en-suite, and access to a fully fitted loft space which could be configured as a stylish TV room. Bedrooms three and four are both well-proportioned doubles, each with en-suite facilities of an exceptional standard.

The beautifully landscaped south-facing rear garden is perfect for entertaining and relaxation, offering a large patio with built-in firepit, low-maintenance artificial lawn, enclosed seating area, and a recently installed swim spa with air source heat pump (negotiable). Complemented by feature lighting and a premium outdoor sound system, the garden is as functional as it is luxurious.

Further benefits include solar panels, full double glazing, central heating, and the remainder of the 10-year building warranty.





Ferndown is a sought-after and well-established town in East Dorset, known for its peaceful, leafy surroundings and strong sense of community.

Located just a short drive from both Bournemouth and Wimborne, it offers the perfect balance between tranquil suburban living and easy access to bustling coastal towns.

The area boasts excellent local amenities, including independent shops, supermarkets, cafés, and restaurants. Ferndown is particularly popular with families and retirees thanks to its well-regarded schools, safe neighbourhoods, and abundance of green space.

The town is surrounded by beautiful heathland, woodlands, and golf courses, including the highly regarded Ferndown Golf Club. With convenient road links via the A31 and regular bus services, Ferndown also appeals to commuters. Its proximity to Bournemouth Airport adds further convenience for those who travel regularly

Council Tax band: G

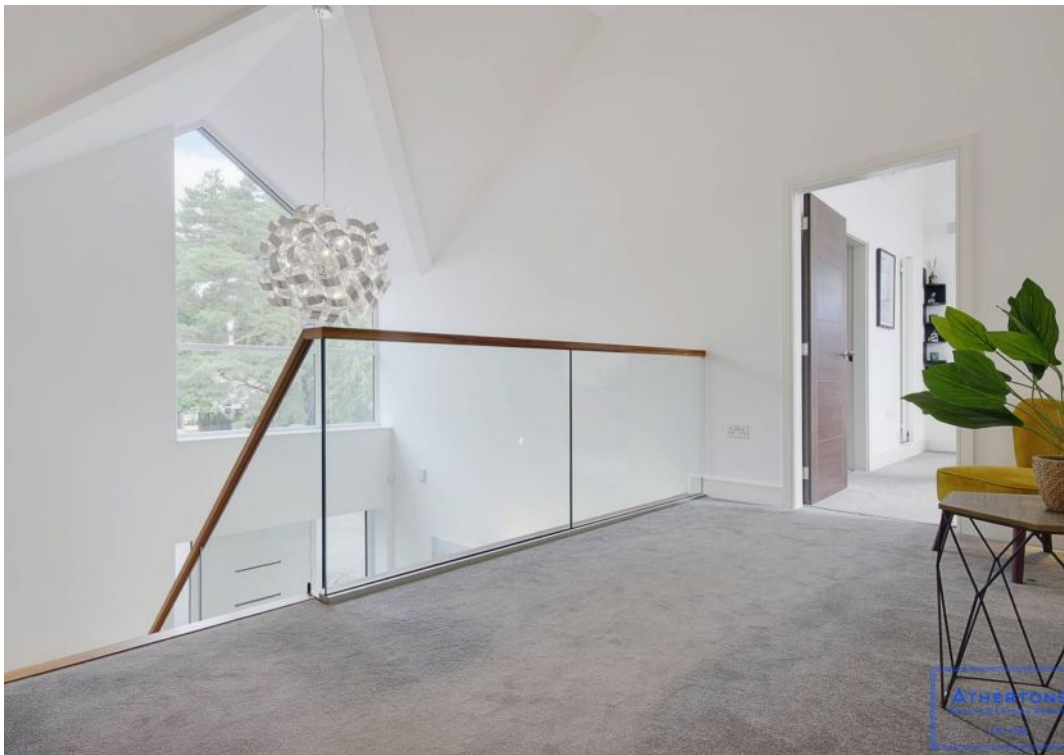
Tenure: Freehold

EPC Energy Efficiency Rating: B













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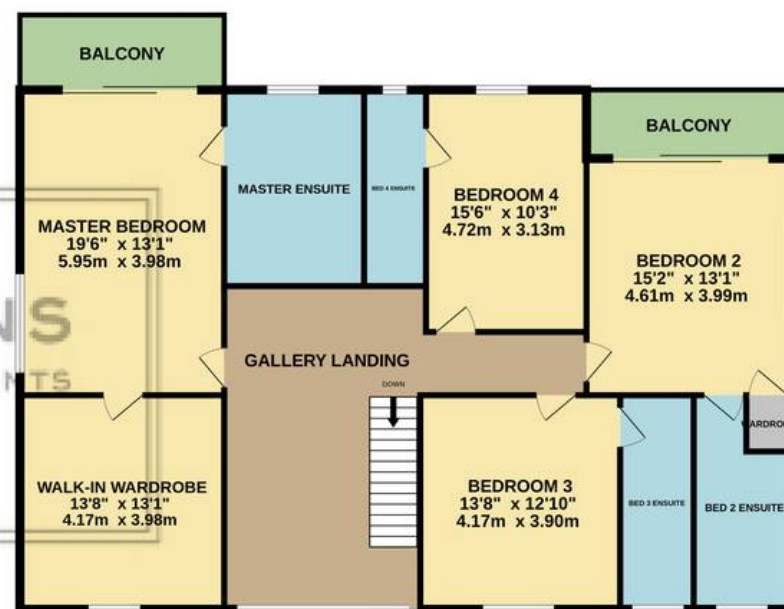




GROUND FLOOR
2234 sq.ft. (207.6 sq.m.) approx.



1ST FLOOR
1582 sq.ft. (146.9 sq.m.) approx.



TOTAL FLOOR AREA : 3897sq.ft. (362.0 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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