



9, Lake Farm Close, Ferndown,

A stunning detached family home set in a wonderful location giving views across open countryside as well as the local Dudsbury golf course. The home itself is beautifully presented with a detached garage and driveway.

Offers In Excess

£525,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

9, Lake Farm Close, Ferndown, BH22 9BP

- An attractive barn style family home
 - Ground floor cloakroom
 - Large Dining room/conservatory
 - Southerly aspect rear garden
- Lovely views across countryside and golf course
 - Garage and driveway
 - En-suite to master bedroom
 - Superb kitchen
- Underfloor heating to the ground floor

Viewing strictly by appointment through
Symonds & Sampson Wimborne Sales Office
on 01202 843190





A stunning detached family home set in a wonderful location giving views across open countryside as well as the local Dudsbury golf course. The home itself is beautifully presented with a detached garage and driveway. Internally the property boasts underfloor heating, an en-suite to the master bedroom with glorious elevated views, and modern living. The home has a lovely feel as well as a great flow, especially for entertaining or a growing family. This superbly positioned and well presented with three double bedrooms, one bathroom and one en-suite shower room, three reception rooms detached barn style family home has a private south facing garden, detached single garage and driveway. From the principle rooms as well as the garden, the home offers open countryside views. Lake Farm Close is a small select development of just 10 barn style homes situated in a pleasant semi-rural location. The property has some unique features and has been constructed to a high standard and has underfloor heating throughout the ground floor accommodation.



Gardens

The rear garden is a superb feature of the property as it backs onto open green space and paddocks, therefore offers a good degree of privacy. The garden itself faces a southerly aspect. Adjoining the rear of the property there is a paved patio area and a paved path leads round to a wide side access and gate. The remainder of the garden is predominantly laid to lawn and is bordered by well stocked flower beds. To the front of the property there is a further area of patio a detached single garage with a large pitched roof and a driveway in front of the garage provides an off road parking . There is also an area designated for visitors parking

Situation

Ferndown has a good selection of shops, restaurants and commercial facilities as does the nearby town of Wimborne Minster. The larger conurbations of Poole and Bournemouth to the south both offer a comprehensive range of amenities. The property is well located for access into Bournemouth, Ferndown and surrounding towns. The A31 provides access

via the M27 to Southampton and via the M3 to London. Ringwood Road (A348) provides access to Bournemouth and Poole. Mainline stations to Waterloo from Poole and Bournemouth. Cross channel ferries available from Poole and Weymouth. Bournemouth International Airport lies within easy reach.

Services

Mains electricity, water, gas and drainage. Gas central heating system.

Council Tax Band- E

Freehold

Directions

From Ferndown follow the A348 Ringwood Road toward Longham, past the double min-roundabouts, one in Longham, the road will be found on the left hand side.

Lake Farm Close, Ferndown

Approximate Area = 1429 sq ft / 132.7 sq m (includes garage)

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 73 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 978538



Office/Neg/date



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