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WINCOMBE CLOSE

FERNDOWN, BH22 8HZ

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GUIDE PRICE £725,000

- Chalet style bungalow (approx. 2,500 sq ft)
- Potential to create multi-generation living
- Peaceful cul de sac
- 5 double bedrooms
- Open kitchen/diner
- Luxurious family bathrooms/ensuite
- Spacious reception hall
- Private southerly facing rear garden
- Approximately ½ a mile from town centre
- Woodland walks in nearby nature reserves

A beautifully presented and spacious five double bedroom chalet style bungalow enjoying a peaceful cul-de-sac location approximately half a mile from the town centre and the nearby nature reserves with its many woodland walks highly commended schools and easy access routes to both Bournemouth and neighbouring market towns of Ringwood & Wimborne.

This impeccably presented family home offers exceptionally spacious and versatile accommodation and could be adapted to suit many lifestyle requirements including multi-generation living.

The spacious reception hall gives an excellent first impression of the high standard of décor and design running throughout this property.

The living room with central open fireplace is situated at the back of the property with French doors giving access to the rear garden.

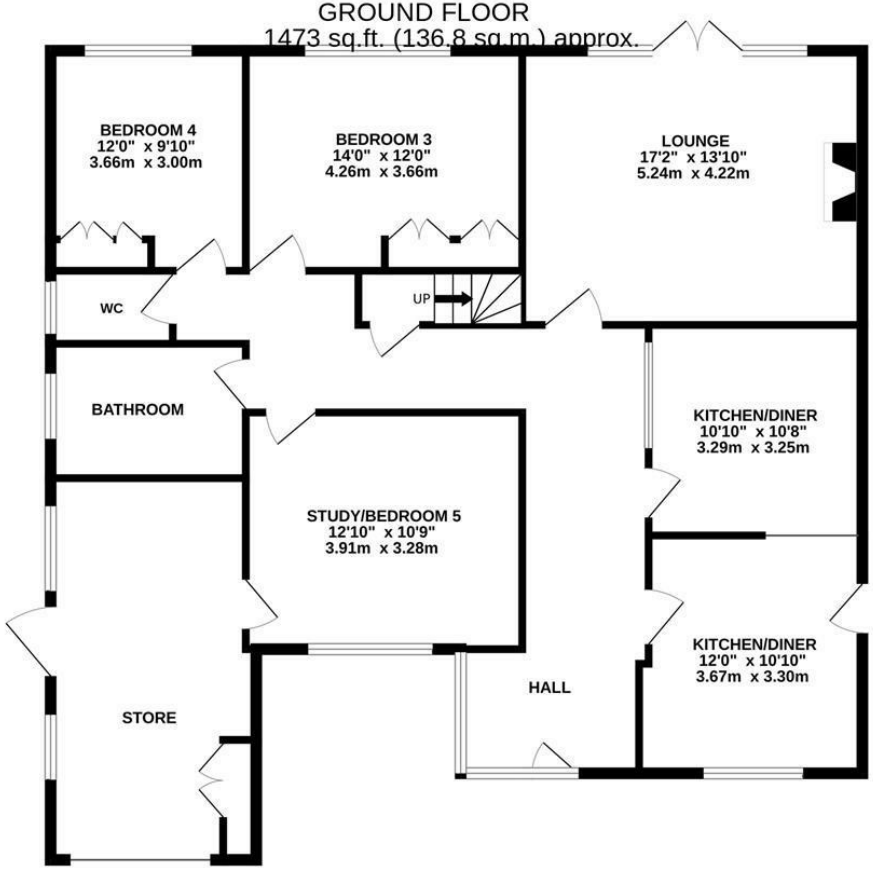
The open kitchen/diner enjoys a front aspect - an exceptionally light and bright room with a side entrance door. The dining area offers ample space for a large dining table and chairs, and the large modern kitchen is fully fitted with a range of quality units and integrated appliances.
There are three double bedrooms on the ground floor - two of which have built in wardrobes. These are served by a beautifully appointed luxurious family bathroom and separate additional cloakroom. From one of the downstairs bedrooms there is a connecting internal door to what used to be the integral garage, now being used as a large store/utility room, with double glazed windows and side entrance door. The original garage door is still fitted to the front of the property and could easily be converted back to a garage if required.

Upstairs, there are two further impressively spacious bedrooms – the master fitted with a range of bespoke built-in wardrobe storage cupboards as well as a luxurious fully tiled ensuite shower room, there is also a second family bathroom at this level.

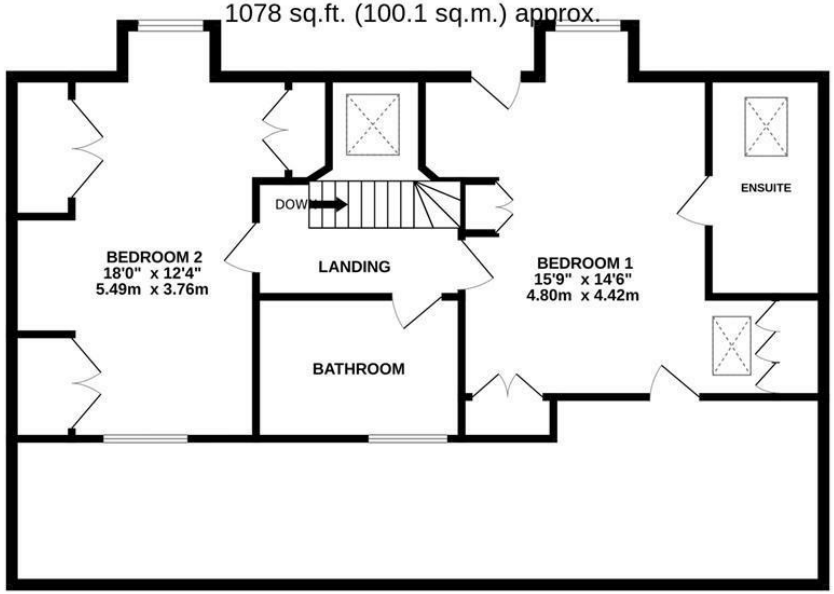
The driveway provides ample off-road parking for several vehicles. The rear garden is a particular feature of the property enjoying a southerly aspect and total privacy. Landscaped with low maintenance in mind, there is a patio immediately to the rear of the property and further benefits include a timber summer house with power and light and a timber garden shed.

Additional Information
Energy Performance Rating: C
Council Tax Band: F
Tenure: Freehold
Restrictive Covenants: Ask agent
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: Yes
Parking: Private driveway
Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website

GROUND FLOOR
1473 sq.ft. (136.8 sq.m.) approx.



1ST FLOOR
1078 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA : 2551 sq.ft. (237.0 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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Ferndown Office

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