

**Spacious 4-Bedroom Detached House with Fantastic Rear Garden**

Tenure: Freehold      Approx 113 sq meters (1216sq ft)

**46 Ashurst Road, West Moors  
Ferndown, Dorset. BH22 0LS**

**Price £525,000**

- Spacious Entrance Hall & Cloakroom
- Modern Kitchen
- Large Lounge with Double Aspect Windows
- Bright & Airy Dining Room
- 4-Good Bedrooms
- Fully Tiled Shower Room
- Delightful Rear Garden measuring over 120' ft
- Garage and Wide Driveway
- Ideal Location near to amenities & forest walks
- Gas Central Heating & PVCu Double-Glazing

A spacious and beautifully presented four-bedroom detached home, occupying a mature, non-estate location close to local amenities and protected forest walks. The property benefits from an exceptionally large rear garden measuring approximately 120 ft, along with ample off-road parking and a garage. Having been owned and lovingly maintained by the current owner for over 40 years, the home has been tastefully improved and well cared for throughout. Situated in the peaceful village of West Moors, the property is within walking distance of the comprehensive village centre. Excellent road links provide convenient access to the nearby coastal towns of Bournemouth and Poole, as well as the stunning New Forest. Viewing is highly recommended to fully appreciate the generous space on offer, both inside and out.

**Accommodation with Brief Description:**

**Spacious Entrance Hall:** Luxury Vinyl Tile flooring. Stairs to first floor. Cloaks cupboard.  
**Cloakroom:** Vanity wash basin & WC. Heated towel rail.  
**Kitchen:** Range of modern floor and wall cupboards. Integrated under counter fridge & freezer. Built in microwave. Freestanding cooker with extractor fan over. Cupboard housing 'Baxi' condensing boiler installed 2024 (system untested). Door to rear garden. Luxury Vinyl Tile flooring.  
**Lounge:** Double aspect windows. Feature electric fireplace. Opening to:  
**Dining Room:** Sliding doors that open onto rear garden. Ample space for large dining suite.

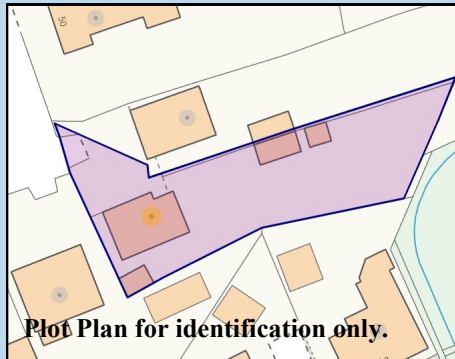
**FIRST FLOOR**

**Landing:** Airing cupboard.  
**Bedroom 1:** Large double bedroom with fitted wardrobes. Delightful outlook overlooking rear garden.  
**Bedroom 2:** Double-bedroom with fitted wardrobes. Window overlooking rear aspect.  
**Bedroom 3:** Double-bedroom with fitted wardrobes. Window overlooking front aspect.  
**Bedroom 4:** Ideal office/study or single bedroom. Window overlooking front aspect. Hatch to insulated roof space.  
**Shower Room:** Luxury shower room with large walk in cubicle, vanity wash basin & WC. Heated mirror and chrome heated towel rail. Fully tiled walls.  
**Gas Central Heating** (system untested). PVCu Double-Glazing.  
 The front of the property is laid to tarmac providing off-road parking, and a small area of lawn. The driveway continues along the side of the property and leads to the rear garden, which measures approximately 120 ft in depth. To the rear there is a further tarmac area providing additional parking and access to the garage with light and power.  
 The remainder of the garden is mainly laid to lawn with shrub borders, along with two large patio areas. The property also benefits from a large, substantial garden shed with light and power.

Council Tax Band 'E'  
 Energy Rating 'D'



Rear Elevation



Plot Plan for identification only.



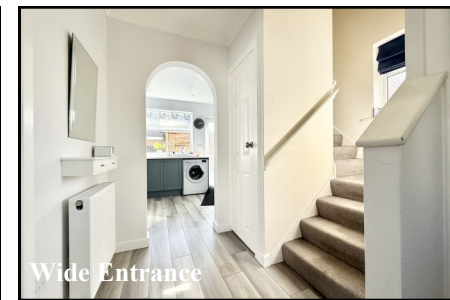
Spacious Hall



Modern Kitchen



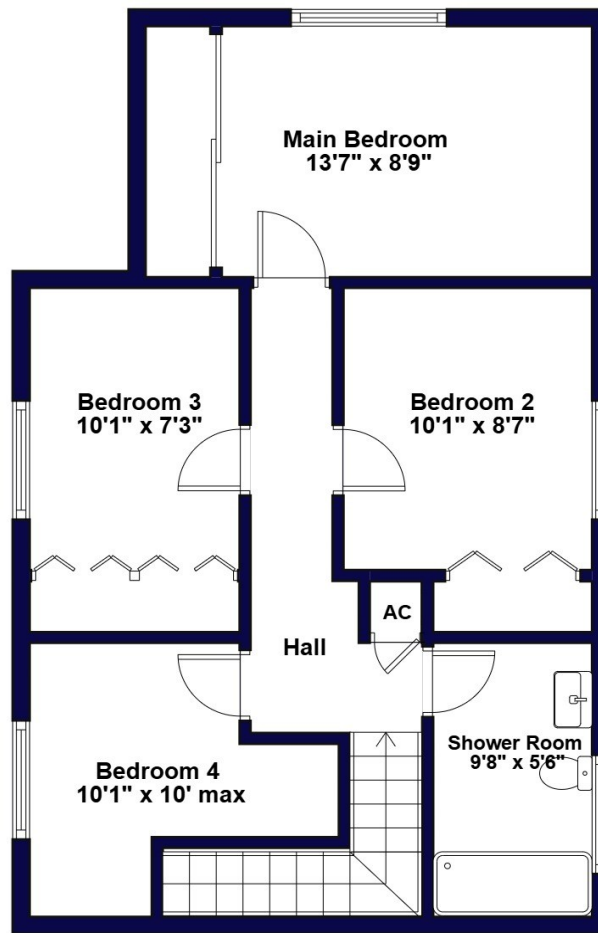
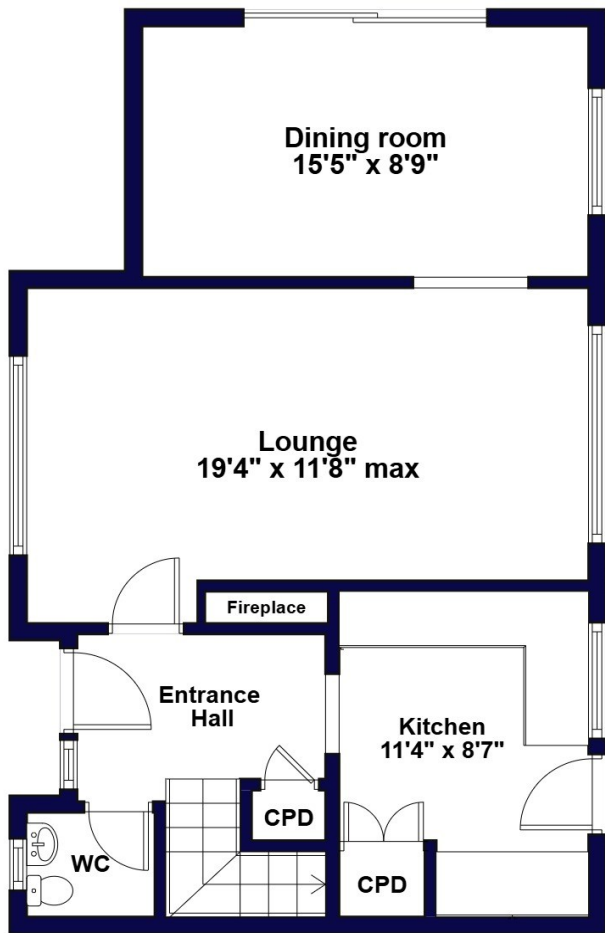
Arched Openings



Wide Entrance

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05215





This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.





View From Main Bedroom



Large Area Laid to Lawn



Rear Elevation



Large Patio Areas