



Symonds
& Sampson

Ameysford Road

Ferndown, Dorset

112

Ameysford Road
Ferndown
Dorset
BH22 9QE

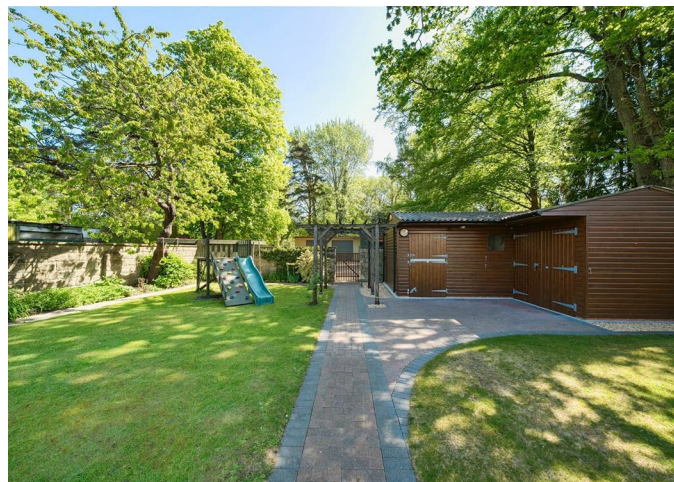


- Walking distance to the nature reserve and Ferndown town centre
- Separate access to a smallholding area with an extensive range of buildings
 - Double garage, 5-bay carport, a stables, a yard, workshops and parking
 - Lovely gardens and grounds
 - Quiet and convenient location
 - Deceptively large home and grounds
- On the Castleman trailway linking Poole to the New Forest

Guide Price **£900,000**

Freehold

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THE PROPERTY

A beautiful and large detached family chalet home with a separate access leading to a commercial style smallholding offering a double height double garage with rollerdoors and a workshop, a large yard with parking for 7 vehicles, a double height 5-bay carport, stable and further workshop. The property could offer a superb home and income or a fantastic smallholding.

ACCOMMODATION

The main family home is stunning with four bedrooms, three reception rooms and great space. The conservatory, boot/utility room and kitchen are particular features. There is walking access to Fendown and the nature reserve. The smallholding area has been completely refurbished by the current owner. Offering a wide variety of opportunities or simply somewhere to store machinery.

OUTSIDE

The main home is secluded by way of a high hedge. A central pathway with lawn either side leads to the front. The rear of the home has a large patio, ideal for entertaining. The remainder is laid to lawn with well stocked flower beds giving an array of colour and vegetable areas. To the rear is the yard with parking for multiple vehicles, such as motor home/caravans boats etc with an array of outbuildings

SITUATION

Set on the edge of Ferndown only a short distance from the main shopping centre and walking distance of Fernowns Nature Reserve, woodland walks and the Castleman trailway linking Poole to the New Forset. The area of Ferndown is bustling with a large Tesco's ample eateries, cafe's bars and coffee shops. There is also Ferndown's award winning championship golf course.

DIRECTIONS

What three words [///jump.dices.cable](http://jump.dices.cable)

SERVICES

Local authority - Dorset, Council tax band - E
EPC rating - C
All mains services

MATERIAL INFORMATION

A separate drive gives access to the rear of the property and smallholding area. The property has a legal right of access across this driveway which is owned by a neighbour. Mobile phone and internet speeds and connection can be found on Ofcoms website



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Ameyford Road, Ferndown

Approximate Area = 2003 sq ft / 186.1 sq m (excludes carport)

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Garage = 860 sq ft / 79.9 sq m

Outbuilding = 378 sq ft / 35.1 sq m

Total = 3313 sq ft / 307.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1450771



WIM/NW/MAY26



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