



103 Golf Links Road  
, Ferndown, BH22 8BU  
**Offers over £1,500,000**





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Set in one of Ferndown's most exclusive addresses, this outstanding detached character home occupies a prime position on Golf Links Road, directly abutting the championship golf course with private gated access from the rear garden onto the fairways. The setting is exceptional, offering privacy, open green views and a highly regarded residential environment, while remaining close to Ferndown town centre and local amenities.

Compared with neighbouring properties along Golf Links Road—predominantly substantial detached homes of similar quality—this property stands out for its direct golf course frontage, private course access, and exceptional outlooks from both the house and gardens.

The accommodation is generous and well balanced, featuring a welcoming entrance hall, sitting room, dining room, family room/snug, study, conservatory, kitchen/breakfast room and separate utility room with access to the integral double garage.

To the first floor are four double bedrooms. The principal suite includes a dressing area, luxury en-suite and private balcony with panoramic golf course views. Bedroom two also benefits from an en-suite and balcony overlooking the gardens and course, while bedrooms three and four are served by a family bathroom.

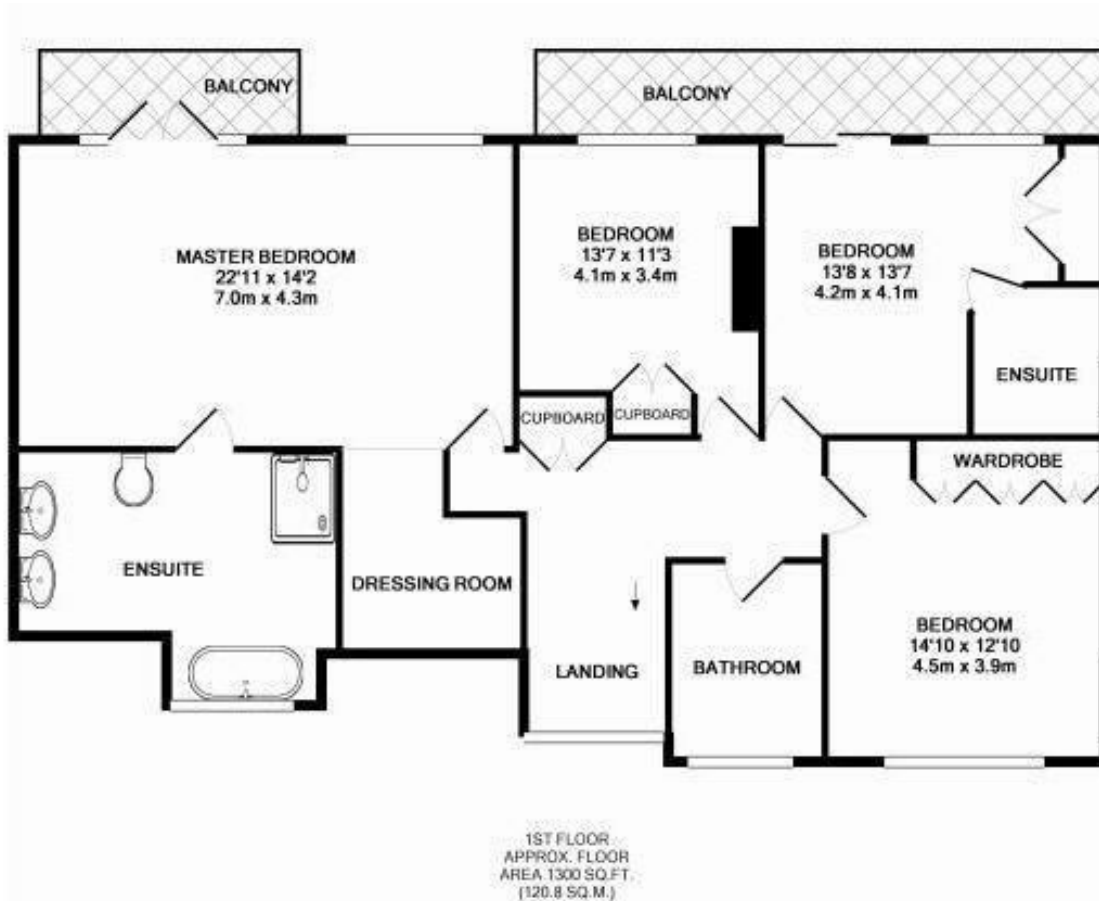
Externally, the property is approached via a secure electrically gated carriage driveway providing ample parking and access to the double garage. The landscaped rear garden is designed for entertaining, with terraced seating areas and superb uninterrupted views across the golf course.

A rare opportunity in this prestigious location, offering space, security and a truly outstanding golf course setting.

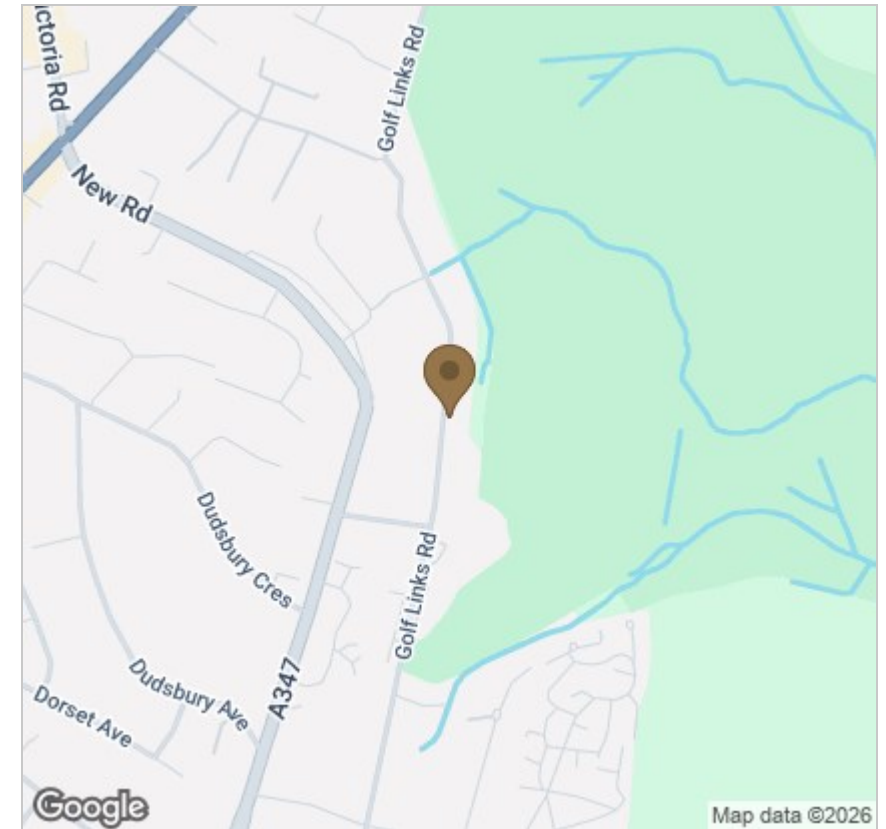








## Area Map



## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 75        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |