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SODOR HOUSE  
11 HIGHFIELD ROAD  
FERNDOWN  
BH22 0LZ



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*Agent's introduction*

Sodor House is an impressive modern detached family home offering over 2,450 sq. ft. of stylish and versatile accommodation across three floors. Set on a generous quarter-acre plot with a private west-facing garden and double garage, the property enjoys a sought-after location in the charming village of West Moors, close to beautiful woodland walks and local amenities.





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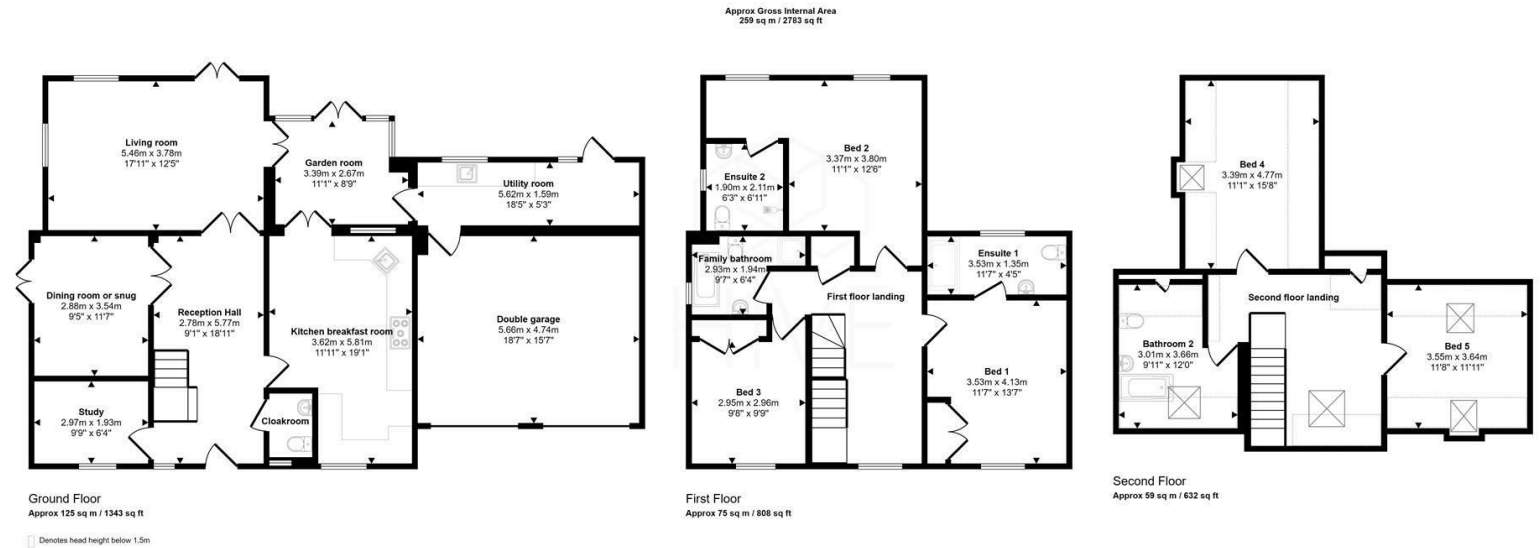
## Property highlights

- Impressive detached family home extending to approximately 2,454 sq. ft.
- Spacious and versatile accommodation arranged over three floors
- Stunning contemporary kitchen/breakfast room with integrated appliances
- Elegant dual-aspect lounge with inset living flame fire and French doors
- Five generous double bedrooms including two stylish en-suite shower rooms
- Conservatory overlooking the beautifully maintained west-facing rear garden
- Large plot of approximately a quarter of an acre with excellent privacy
- Extensive gated driveway providing ample off-road parking and double garage
- Ideal layout for families, guests or multi-generational living
- Sought-after West Moors location close to forest walks and local amenities



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# Floor plan and EPC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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>		
(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	

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