



**Connells**

Longham Farm Close  
Longham Ferndown



# Longham Farm Close Longham Ferndown BH22 9DE

for sale  
**£525,000**



## Property Description

Situated in the sought-after area of Longham, Ferndown, this spacious and modern three-bedroom semi-detached cottage perfectly blends contemporary living with charming character features.

The property is approached via a gated front driveway, providing off-road parking and a sense of privacy.

Upon entering you are welcomed by an entrance hall that sets the tone with a downstairs toilet and generous utility room. The lounge is a standout feature, offering a warm and inviting space with dual aspect windows, a wood burner, brick surround, and exposed wooden beam, creating a cosy yet characterful atmosphere.

Leading to the modern kitchen/diner, thoughtfully designed with a welcoming country feel, it benefits from a striking brick surround framing the range cooker, ample worktop and storage space, making it ideal for both everyday family living and entertaining. There is a large understairs cupboard providing ample storage space and a door to stairs leading to the first floor.

Upstairs, the first floor offers a landing with full length eaves storage, three good sized bedrooms, a well appointed family bathroom and a skylight window, making it bright and airy.

Externally, the property boasts a spacious, enclosed rear garden, perfect for families and outdoor entertaining.

A real highlight is the fully insulated garden cabin, complete with power, lighting, and internet, making it ideal for a home office, gym, studio, or hobby room.

## Entrance Hall

## W C

Side aspect double glazed window, Low level WC and hand wash basin. Tiled flooring with underfloor heating.

## Utility Room

Double glazed window to side aspect, space for appliances, built in storage.

## Lounge

Carpeted with 2 double glazed front aspect windows and doors to rear garden, TV point, exposed beam and wood burner with brick surround and mantle. Underfloor heating.

## Kitchen/Diner

Tiled flooring and part tiled walls, a range of wall and base units, ceramic 1 1/2 sink with drainer and mixer tap, range cooker set within a brick surround with shelving, open beam, space for dishwasher, American fridge freezer, double glazed dual aspect windows and front aspect door.

## Landing

Carpeted with full length eves storage cupboards, exposed beam, radiator and sky light.

## Bedroom 1

Carpeted with dual aspect double glazed windows, loft hatch and radiator.

## Bedroom 2

Carpeted with front aspect double glazed window and radiator.

## Bedroom 3

Carpeted with front aspect double glazed window and radiator.

## Bathroom

Fully tiled bathroom with Low level WC, hand wash basin, shower cubical with glass shower screen, panel bath, heated towel rail and double glazed front aspect window and sky light.

## Cabin

Fully insulated with power, lighting, Internet and front and side aspect windows.

## Rear Garden

Fully enclosed wrap around garden part patio, part stone and part laid to lawn with a mature range of bushes. With the rear garden south westerly facing.

## Front Garden

Gated driveway with parking for up to three cars and courtyard garden.



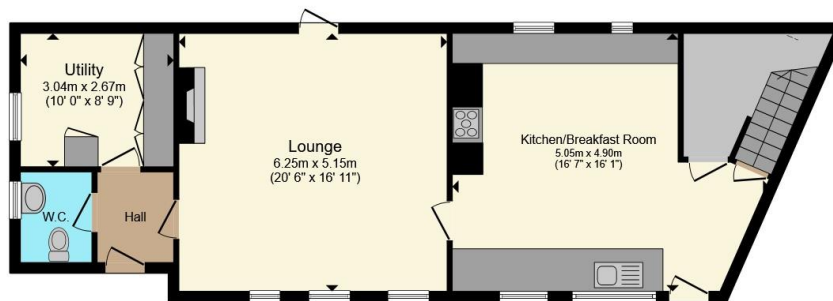




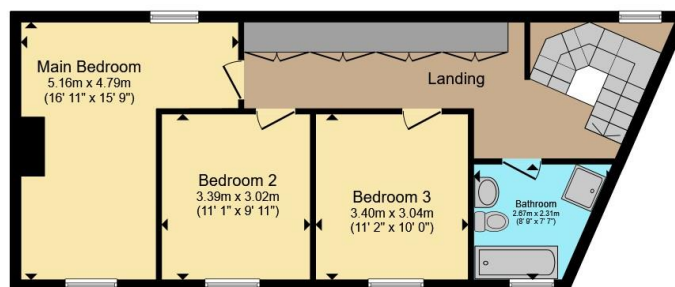








**Ground Floor**



**First Floor**

Total floor area 136.4 m<sup>2</sup> (1,468 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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