



HIVE

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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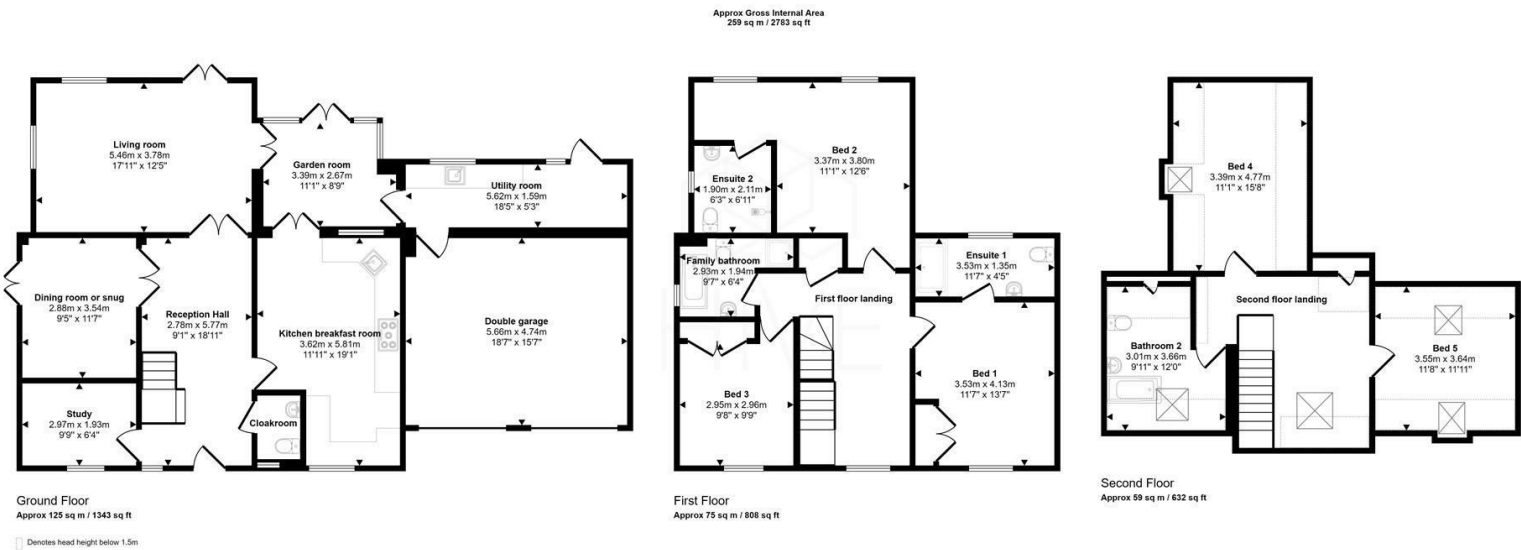
Property highlights

- 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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	





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