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WOODLAND WALK

FERNDOWN BH22 9LP



FRUITS BREAK CAKE



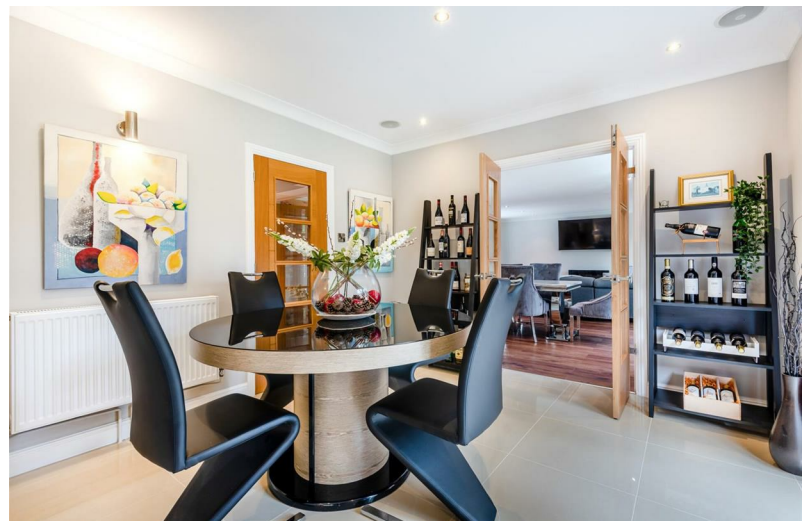
# PRICE GUIDE £1,195,000

- Prestigious Private Road Location
- Stunning Six Bedroom Family House
- Three Ensuite Bathrooms
- Generous Dual Aspect Living Room
- Newly fitted Wood Burner
- Open Plan Dining/kitchen/Breakfast room
- Detached one bedroom studio
- Wonderful Private Plot of a Third of an Acre
- Secluded Front and Rear gardens
- Extensive Driveway Parking

A wonderful six bedroom detached family house standing in a secluded plot of a third of an acre in this premier exclusive private residential road in Ferndown. The property also features a detached garden studio and garden room/home office.

Oakdene' enjoys a prestigious and secluded location, standing on a generous plot of more than one third of an acre in this select private road. Positioned within a wonderful, mature and landscaped plot benefiting from a high degree of privacy being concealed behind security entrance gates.

The property offers impeccably presented and exceptionally spacious accommodation, which has just been professionally redecorated throughout.



The house features an impressive dual aspect living room with two sets of French doors opening out to the rear garden. The owners have committed to the purchase and installation of a modern Scandinavian wood burning stove which will provide a focal point of interest and complimentary heat.

Double doors then open from the living room into the dining room which in turn flows open plan into the L-shaped kitchen breakfast room. This area of the house certainly is the heart and hub of this family home with two further sets of French doors opening out to the rear garden. The kitchen and breakfast space enjoys a dual aspect with windows to the front and rear of the property.

A study and second lounge/reading room (or potentially a sixth bedroom due to an en suite bathroom present) complete the generous and versatile ground floor accommodation.

Upstairs welcomes you with a generous landing and an impressive and spacious principal bedroom enjoying a dual aspect and recently installed luxurious ensuite.

Bedroom two/guest bedroom is also an equally spacious double bedroom enjoying the luxury of a further ensuite.

There are three further double bedrooms which are served by the well-appointed family bathroom.

Outside the house enjoys an extensive frontage which the current vendors use extensively as a garden due to its privacy and versatility with west facing aspect for the afternoon and evening sunshine. The front garden is 90 feet deep by 75 feet wide approx. Recently professionally landscaped with extensive parking for numerous vehicles with a driveway that leads up to the attached oversized garage. Remote control up and over door and connecting personal door to the rear garden. The front garden also houses a summer chalet with light and power and a garden shed.

The secluded rear garden is east facing catching the morning sunshine being 80 feet deep by 75 foot wide narrowing down to 40 feet at the end of the garden. Again, the garden has been beautifully landscaped. There is a screened private area where the hot tub is located.

A particular feature of this property and the rear garden is the detached virtually self-contained studio, which is located to the far-right hand corner of the garden. This offers the opportunity for various uses either as an annex for a dependent relative or family member, potential for Airbnb or just as a game's room/Gym/hobbies etc. The studio has the benefit of a shower room and kitchenette area with french doors opening out onto a raised timber deck. Finally, there is an additional fully insulated garden room/office offering excellent work from home potential. Both the studio and office are centrally heated via a separate boiler.

This wonderful and versatile family home is situated in a premier location along a private sylvan tree lined road of differing houses of similar ilk. The property is within easy access to Ferndown town centre and the nearby nature reserves & its many woodland walks, highly commended schools and easy access routes to both Bournemouth and neighbouring market towns of Ringwood & Wimborne. Ferndown town centre has an excellent range of shopping, leisure & recreational facilities including the M&S Food Hall, leisure & fitness centre and theatre/social centre. For the keen golfer, several premier golf clubs are only a short drive away.

**Additional Information:**

Energy Performance Rating: D

Council Tax Band: G

There is currently a residence maintenance fee of £150 pa towards the maintenance of the road

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: Yes

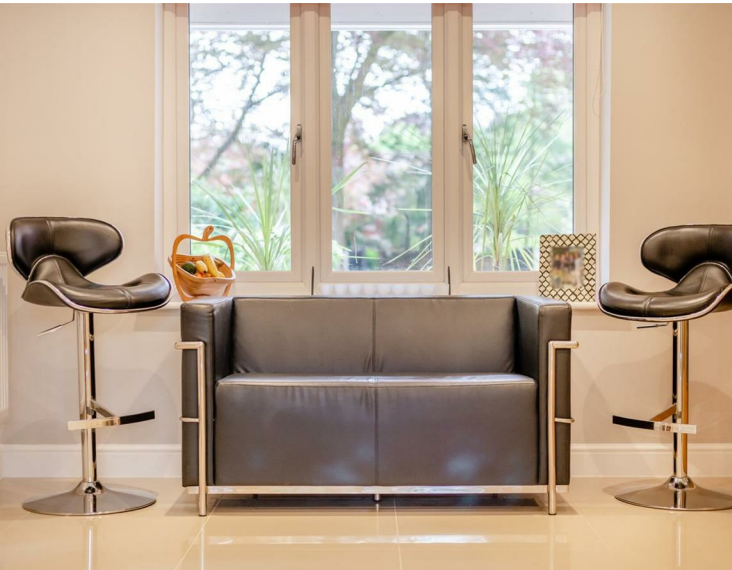
Parking: Private driveway, gated parking, double integral garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Septic tank

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website







**Oakdene Woodland Walk, Ferndown, Dorset**

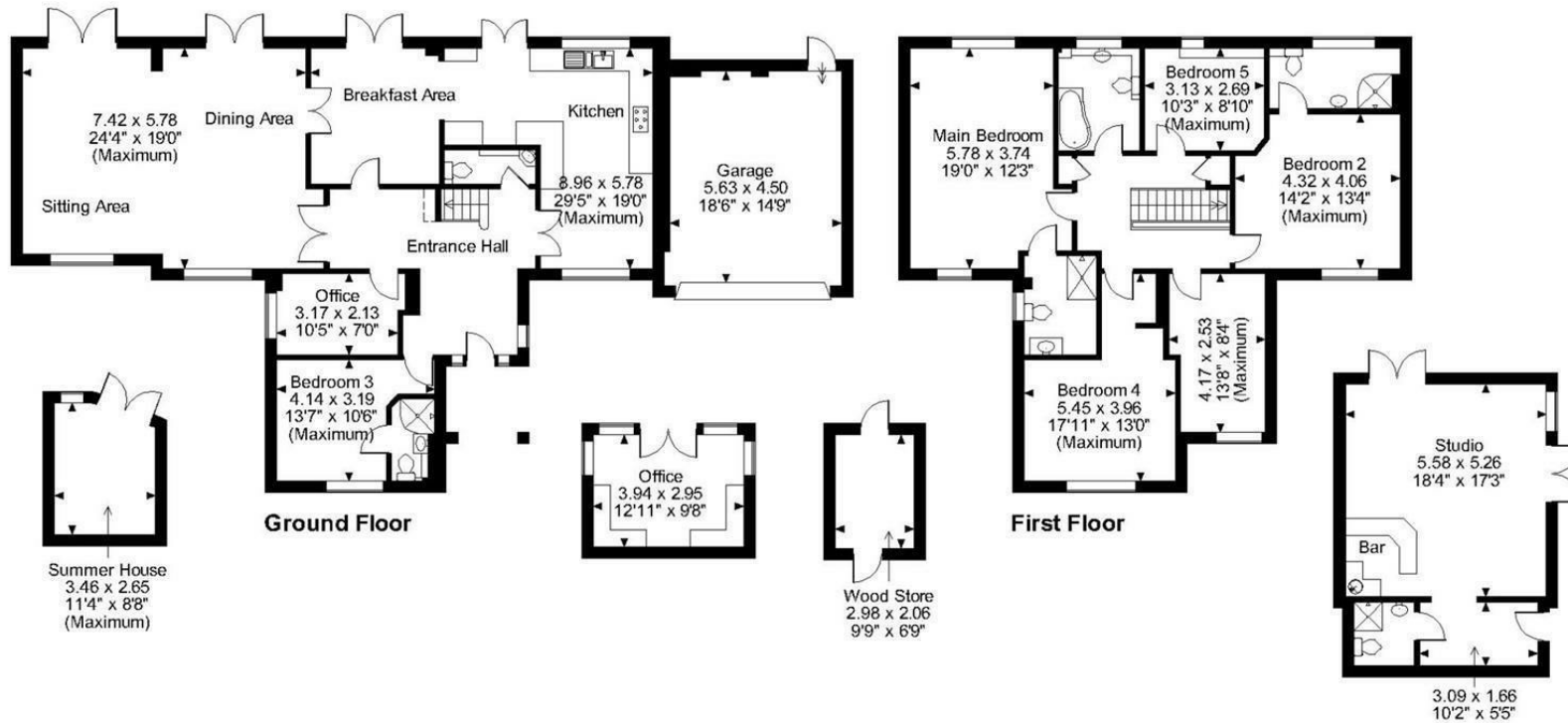
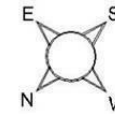
**Approximate Gross Internal Area**

**Main House = 2439 Sq Ft/227 Sq M**

**Garage = 272 Sq Ft/25 Sq M**

**Summer House & Office = 218 Sq Ft/20 Sq M**

**Wood Store & Studio = 476 Sq Ft/44 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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