

*Local expertise with powerful national marketing*



ALDRIDGE ROAD  
MERRINGWORTH, BR22 8AT





WINDY TERRACE

DISCO

TO RATHER BE DRINKING CHAMPAGNE

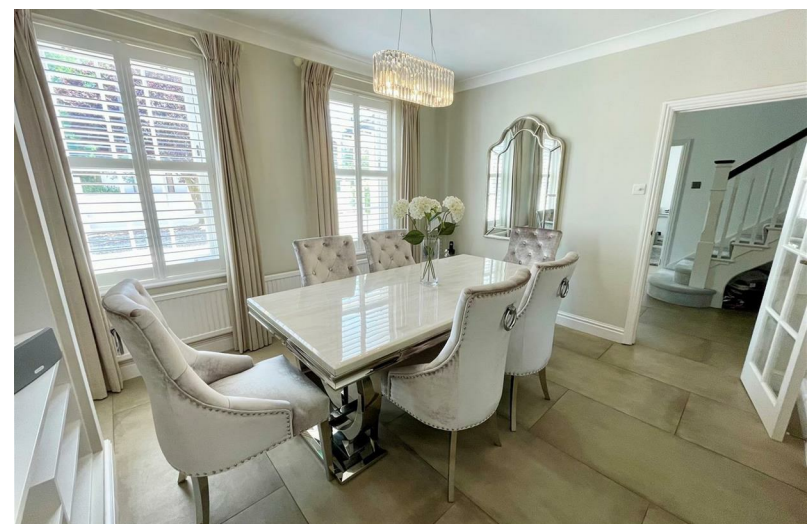


# GUIDE PRICE £1,395,000

- PRESTIGIOUS LOCATION IN PREMIER ROAD
- FABULOUS PLOT APPROACHING HALF AN ACRE
- IMPECCABLY PRESENTED
- LOTS OF CHARACTER AND CHARM
- CLOSE TO LOCAL GOLF COURSES
- STUNNING HIGH-QUALITY KITCHEN/FAMILY/BREAKFAST ROOM
- FOUR DOUBLE BEDROOMS
- FIVE RECEPTION ROOMS
- TWO LUXURIOUS BATHROOMS
- CLOSE TO HEATHLAND WALKS

An elegant and beautifully presented FOUR DOUBLE BEDROOM, two bathroom and FIVE RECEPTION ROOM house boasting a great deal of CHARACTER AND CHARM at every corner. Recently REFURBISHED and sympathetically EXTENDED with a touch of elegance to create this truly wonderful, DETACHED HOME standing proudly on an outstanding landscaped plot APPROACHING HALF AN ACRE in this prestigious road of differing houses of similar ilk, remodelled to a very high standard to provide a truly wonderful family home.

Located within easy access of Ferndown town centre and the nearby nature reserves and its many woodland walks, highly commended schools and easy access routes to both Bournemouth and neighbouring market towns of Ringwood and Wimborne. Ferndown town centre has an excellent range of shopping, leisure and 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.



As you step inside, you are greeted by a grand reception hall featuring a bespoke handmade staircase, setting the tone for the sophistication that awaits.

Certainly, the heart and hub of the home lies in the stunning top quality, high spec, kitchen/family/ breakfast room, complete with Harvey Jones walnut kitchen units and French doors that open up to the beautifully landscaped gardens, perfect for enjoying a morning coffee or hosting gatherings with loved ones.

The living room, sitting room, dining room, office reception room and family room offer versatile spaces for relaxation and entertainment, each uniquely designed to cater to different moods and occasions. The ground floor is completed with a convenient downstairs cloakroom, adding a touch of practicality to the luxurious setting.

Venture upstairs to discover a galleried landing leading to the master bedroom, boasting a dressing room, ensuite shower room, and picturesque views of the rear garden. Three additional double bedrooms, all with fitted wardrobes, share a lavish family bath and shower room, ensuring comfort and style for all residents and guests.

Outside, the property impresses with a generous plot featuring a 165' x 90" rear garden offering seclusion and tranquility. The beautifully landscaped garden is a haven of beauty, with a charming garden room/dutch barn tucked away at the end, perfect for quiet retreats or creative pursuits.

The front of the property is approached by an extensive in and out gravel driveway leading to a detached single garage.

Energy Performance Rating D  
Council Tax Band G



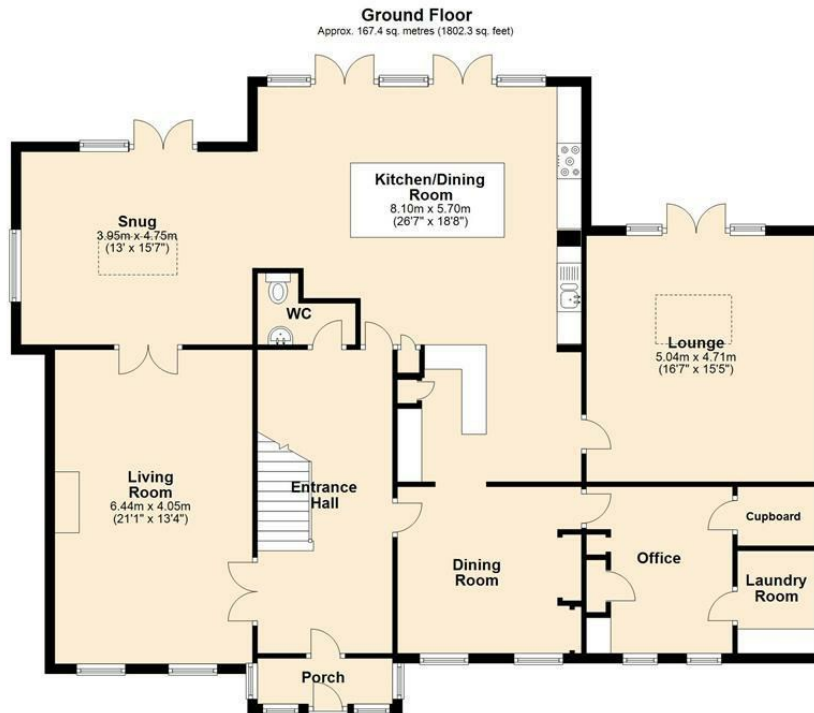












**Garage**  
Approx. 20.7 sq. metres (223.3 sq. feet)



**Summer House**  
Approx. 8.8 sq. metres (95.2 sq. feet)



Total area: approx. 299.1 sq. metres (3219.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

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