



GREENSLEEVES
20



Golf Links Road
Ferndown, Dorset BH22 8BY

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FREEHOLD PRICE £800,000

An immaculately presented and extremely spacious, four double bedroom, three bathroom, three reception room, wonderful family home situated on a private plot approaching half an acre whilst situated in one of Ferndown's highly regarded, residential locations.

Greensleeves offers over 3,200sq ft of tastefully decorated and beautifully finished accommodation. An impressive reception hall provides a grand entrance into the property with a sweeping staircase leading to a large, first floor, galleried landing. There is a 20ft sitting room with exposed brick Inglenook fireplace having a log effect gas burning stove. An archway leads through to the dining room and French door leading out to a stunning Van Dukes conservatory. The conservatory has underfloor heating and enjoys an extremely pleasant outlook across the private rear garden with a door leading into the dining room. The dining room is well proportioned, enjoys a pleasant outlook across the rear garden and has double internal doors leading back into the reception hall.

The kitchen/breakfast room has ample space for table and chairs, with a bay window appreciating a pleasant outlook across the rear garden, integrated Miele oven, grill, hob and extractor above with Karndean flooring leading through into the utility area where there is a door leading out into the garden. Also on the ground floor there is a study which enjoys a dual aspect and cloakroom finished in a modern white suite with fully tiled walls.

The master bedroom has an array of fitted bedroom furniture to include five double wardrobes and bedside cabinets. An opening leads through into the dressing room which also has fitted furniture with a door leading through into an en-suite bathroom/shower room which has been luxuriously finished in a contemporary 'ROYO bath' suite, incorporating a panelled bath, separate shower cubicle with fully tiled walls. The guest bedroom has a fitted double and single wardrobe with dressing table and cupboards over. There is an en-suite shower room finished in a modern white suite incorporating a large corner shower cubicle with fully tiled walls. Bedrooms three and four are both double bedrooms, with bedroom four benefitting from a double wardrobe. The main family bathroom is also sumptuously appointed in a contemporary white 'ROYO bath' suite, incorporating shower cubicle and bath with fully tiled walls.

The rear garden is an excellent feature of the property and is extremely private, measuring approximately 125ft x 85ft. Adjacent to the rear of the property there is a large, paved patio area which extends around to the side of the property where there is a brick built greenhouse and storage shed. Adjoining the patio is a large and attractive pond with water feature. The remainder of the garden is mainly laid to lawn with paved paths leading to a summer house measuring 20ft 11in x 9ft 3in, this would be an ideal office space, workshop or gymnasium. The garden must be seen to be fully appreciated.

Ornate, double wrought iron gates open onto a large gravelled driveway which provides ample off-road parking for several vehicles and in turn leads up to a double garage. The double garage measure 20ft 11in x 19ft 3in, has two remote control up and over doors, light and power, window, a rear double glazed door into the garden and a door into the reception hall.

Further benefits include double glazing as well as a gas fired central heating system and security alarm. The property can also offered with immediate vacant possession.

The property is located approximately 1 mile from Ferndown's town centre and just ½ a mile from Ferndown's Championship Golf Course.

COUNCIL TAX BAND: G

EPC RATING: D

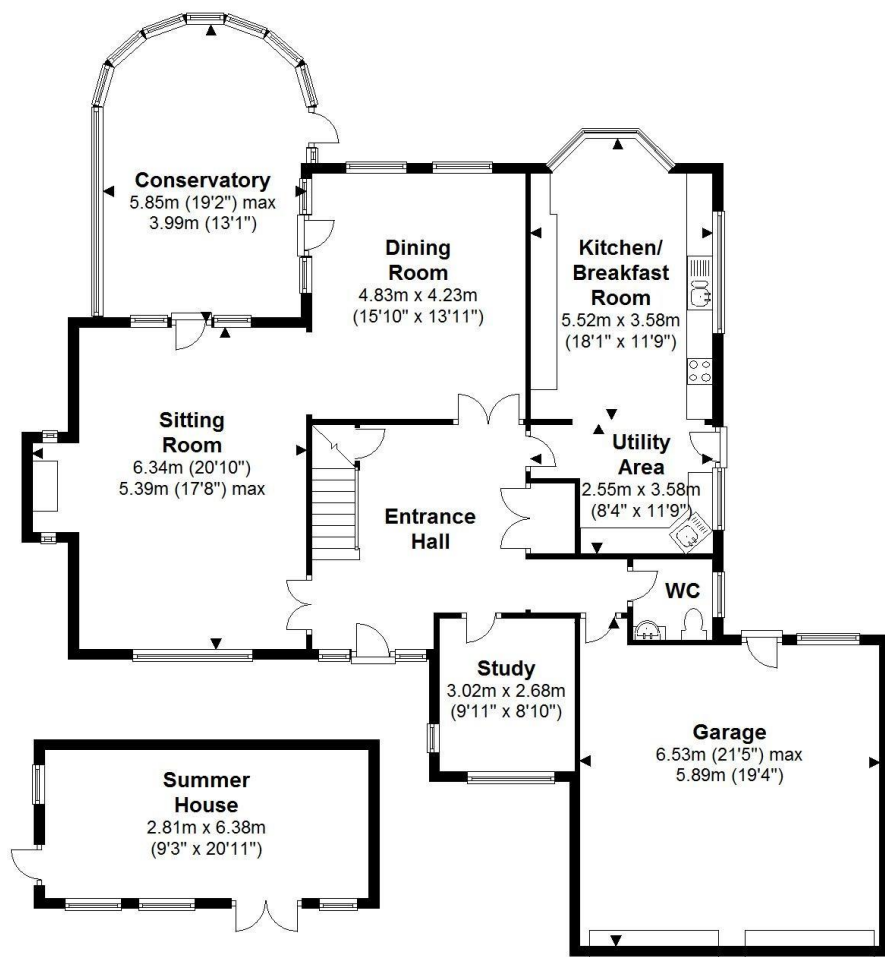
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





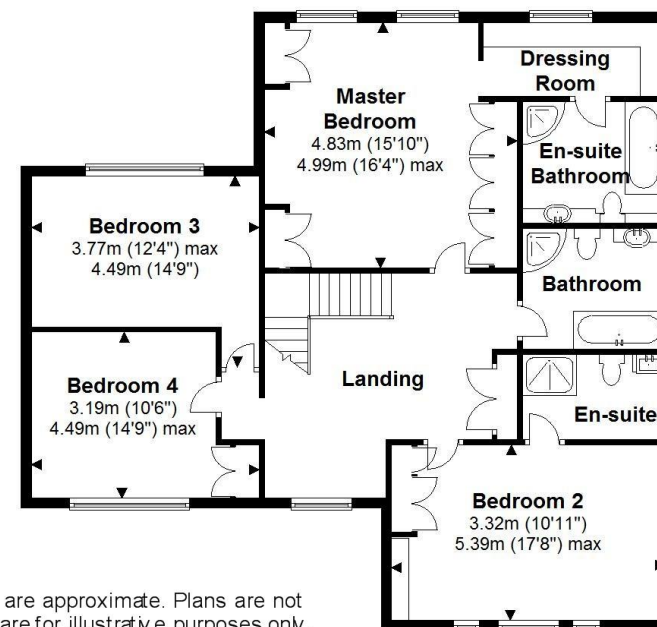
Ground Floor

Approx. 186.9 sq. metres (2011.3 sq. feet)



First Floor

Approx. 114.7 sq. metres (1234.6 sq. feet)



All measurements are approximate. Plans are not drawn to scale and are for illustrative purposes only. Any outbuildings, unheated and external spaces are included in the floor and grand total areas. Outbuildings may not be positioned correctly.
LJT Surveying Ringwood

Total area: approx. 301.6 sq. metres (3245.9 sq. feet)



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