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CHINE WALK

FERNDOWN, DORSET , BH22 8PX

FINE & COUNTRY  
Homes from Edwards





# GUIDE PRICE £1,150,000

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A substantially extended and remodelled detached house now impeccably presented and fully modernised to an exceptionally high standard throughout. Presented for sale in virtually new condition, the house has many features including underfloor heating to the ground floor with gas fired radiator heating to the first floor and beautiful oak internal doors. The property provides nearly 2500 sq ft of living space plus garage and the quality garden room located at the end of the generous 85ft long landscaped rear garden.

You are welcomed into the house with a spacious reception hall, off of which you can find a luxurious downstairs shower room with Amtico flooring, part tiling to walls, vanity unit wash hand basin, tiled shower cubicle, low flush wc, towel rail radiator and glazed window.

Quality engineered grey oak flooring flows from the entrance hall through the Kitchen family room. There is also a large storage/cloaks cupboard.

Double doors then open up into the stunning open plan kitchen/family/dining room which certainly provides the all-important wow factor and is the heart and hub of this family home. Bi-fold doors fully open and invite you out to the rear garden. Three feature Velux skylight remote controlled windows also help flood this room in natural light.

The stylish fully fitted kitchen features light grey units, quartz work tops. The kitchen also features a large central island unit with breakfast bar and a range of built in appliances comprising off Neff induction four ring hob with a built in extractor, electric oven, combination microwave oven and warming drawer, Hotpoint larder fridge and larder freezer. Hotpoint dishwasher and a Caple wine fridge. The family room area provides plenty of space for a table and chairs plus sofa etc.

The kitchen is further complemented by a large separate utility room fitted with an oak block wood worktop again with a range of grey units, Amtico flooring and appliance space for a tumble dryer and washing machine. There is a connecting internal door to the garage and side entrance door to the garden.

Off the family room you can find the formal living room again with bi-fold doors fully opening and inviting you out to the rear garden. A feature skylight Velux window floods this room in natural light. This is a lovely cosy room and the ideal place in the evening to quietly settle down, relax and watch TV or read a book. Also off the family room is a perfect separate office/study with French doors inviting you out to the rear garden and a further feature Velux skylight window flooding this room in natural light.

Staying on the ground floor you can also find bedroom three/guest room which is a large double bedroom with window to the front aspect. This room also enjoys the benefit of a large walk-in dressing room and a luxurious ensuite shower room with Amtico flooring, part tiling to walls, vanity unit wash hand basin, tiled shower cubicle, low flush wc and towel rail radiator.

A new contemporary return staircase with feature half landing and large picture window to the front aspect, leads up to the first-floor landing.





The main bedroom has a window to the rear aspect and is an exceptionally large double bedroom with the benefit of a walk-in dressing room which has fitted rails and storage, two glazed windows to the front aspect. The ensuite bathroom is absolutely stunning and a very generous size, complemented with Amtico flooring, half tiled walls with grey ceramics and lighter grey brick style tiles around the oversized walk-in shower with rain head and further shower attachment. There is also a feature free standing bath, vanity unit wash hand basin and wall mounted mirror with lights plus low flush wc and glazed windows.

Bedroom two is another large double bedroom with window to the front aspect, again with a walk in dressing room and luxurious ensuite shower room with glazed window to the rear aspect, Amtico flooring, light grey brick effect part tiled walls with a fully tiled shower cubicle, vanity unit wash hand basin, low flush wc, upright chrome towel rail radiator. Finally, you can find bedroom four which is a smaller double bedroom but again with the benefit of a dressing room with windows to the rear aspect. Occupants of this room can use the downstairs shower room.

Outside the front boundary is defined by a feature rendered wall with entrance pillars, an attractive brick Paviour driveway with further graveled driveway area provides extensive parking for numerous cars. The driveway leads up to the integral garage which measures 19 ft 4 x 10ft 3 (approx.) Electric remote controlled roller door, internal door to the utility room. There is a Glow Worm wall mounted gas central heating boiler and hot water tank located at the end of the garage.

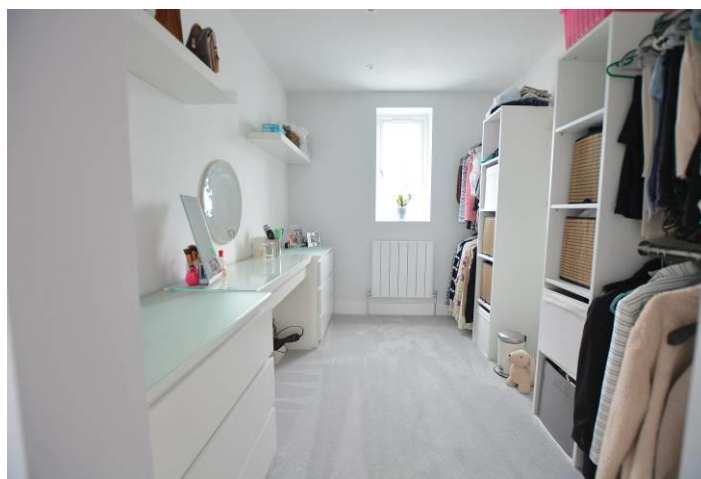
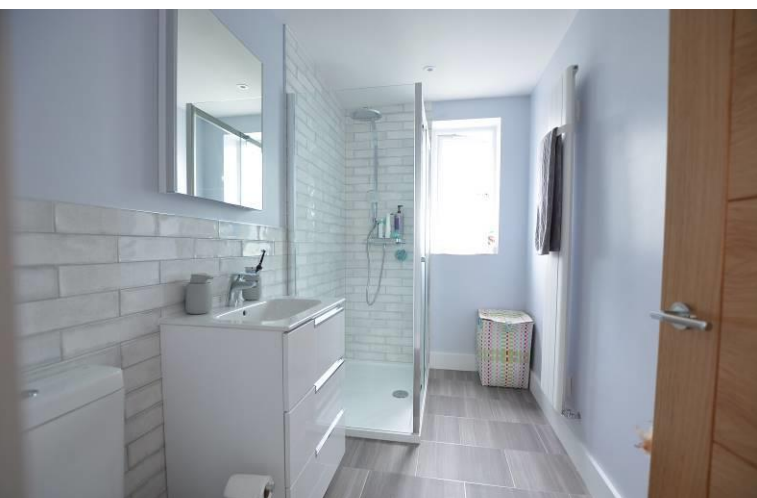
Gated secure access down the right hand side of the house leads to the rear garden which is another particular feature of this property being 125 ft in length (approx.) enjoying an easterly aspect, enclosed on all sides and beautifully landscaped with an attractive Indian stone paved patio area immediately adjacent to the rear of the property with matching pathways leading to further sun terrace areas, leading down the garden and interspersed with well-maintained areas of recently laid lawn, raised timber enclosed flower beds and borders, a feature timber pagoda provides the perfect area for BBQ's and as an al fresco social area.

To the rear of the garden, you can find a substantial quality outside garden room which is fully insulated with heating, power and light and is 23ft 3 wide by 10ft 10 deep with double French doors and full height side windows. This garden room can be used as an ideal work from home office/gym or hobbies room. Attached to the right-hand side of the garden room there is a workshop/storage room which measures 18ft 10 x 9ft 1 wide narrowing down to 6ft x 6 wide at approximately halfway. Again, with power and light, two windows to front aspect and side entrance door.

EPC Rating: C

Council Tax Band: F

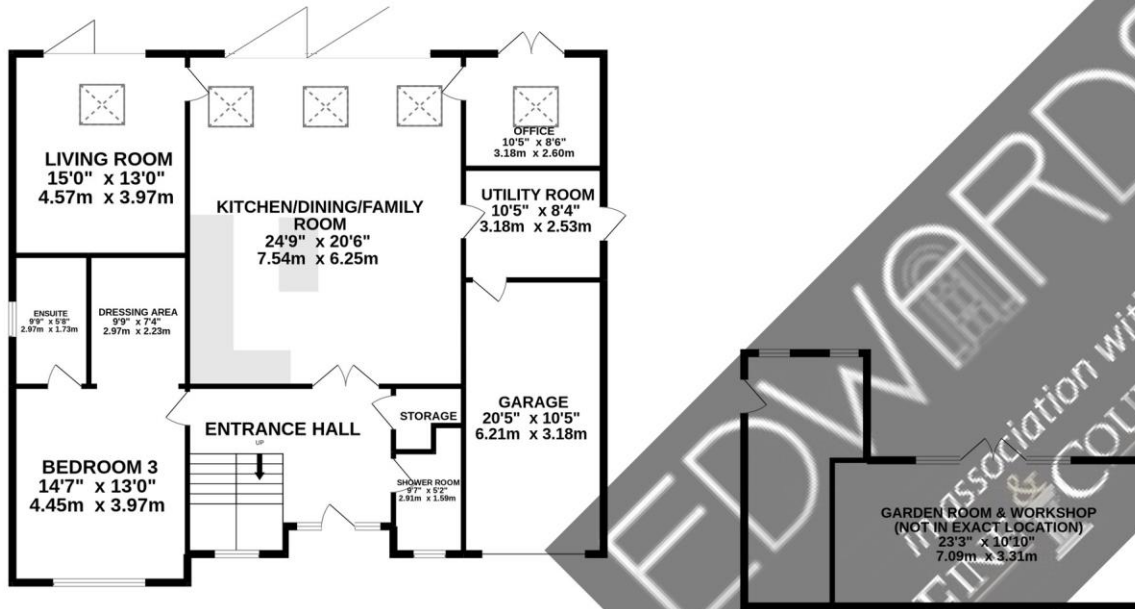




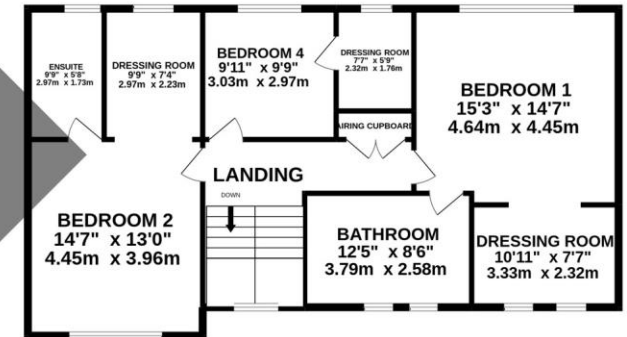




GROUND FLOOR  
2042 sq.ft. (189.7 sq.m.) approx.



1ST FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 3045 sq.ft. (282.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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