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PRINGLES DRIVE

FERNDOWN, DORSET , BH22 8BN

FINE & COUNTRY  
Homes from Edwards





# GUIDE PRICE £1,425,000

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A striking four bedroom, six bathroom family home with heated indoor and outdoor pools, jacuzzi, sauna, private south facing garden, double garage and off road parking for numerous vehicles. Sitting on a plot measuring (approx.) 0.42 of an acre situated in a peaceful cul-de-sac location on one of Ferndown's most sought after roads.

As you enter this stunning home you are greeted by a 28ft (approx.) reception hall with solid oak flooring, oak staircase with glass balustrade leading up to the spacious first floor accommodation. Double doors lead through to the fabulous open plan kitchen diner.

This room is the heart of this fantastic home. Finished with granite work surfaces and an island breakfast bar, Bose sound system, an extensive range of integrated appliances including Miele coffee machine, Miele oven, Miele microwave, Miele ceramic hob and extractor, integrated dishwasher, fridge/freezer and wine cooler. Floor to ceiling windows with delightful views of the south facing garden with doors out onto the sun terrace. Off the kitchen you will find the utility room with a range of units and space for washing machine and tumble dryer.

Double doors from the hallway and kitchen diner lead to the (approx.) 27ft triple aspect living room with floor-to-ceiling windows overlooking the garden and the outdoor pool; double glazed doors lead out onto the sun terrace. Providing a fantastic focal point is the remotely operated, contemporary living flame gas fire with flush mount TV above.

Across the hall you will find the family/TV room with built in Bose sound system, a ceramic tiled floor continues through into the gym/pool room. These rooms are divided by a feature glass wall and door. A heated indoor pool with endless pool hydro therapy system, electric safety cover and de-humidifying system. Floor to ceiling window with views over the garden. A further door leads to the beautifully finished cloakroom/shower room with white suite, raindrop shower and fully tiled walls. Completing the ground floor accommodation, you will find a well appointed bathroom and a useful under stairs cupboard.

A solid oak staircase rises from the ground floor and splits on a half landing to create an unusual feature. The impressive master bedroom measures 24ft (approx.) in length, with double walk in wardrobes and a luxury en-suite bathroom. The guest bedroom and bedroom three have full width, mirror fronted wardrobes and stylish en-suite shower rooms. Bedroom four also has a matching en-suite shower room. On the first floor you will also find a study room.



Throughout the first floor there are various access points to allow easy eaves storage as well as access to a large storage space above the double garage and gym.

Outside, the private rear garden faces south and measures (approx.) 150ft x 50ft. Here you will find the partly covered sun terrace with integrated Bose sound system. A path leads from the back of the property to an outdoor Helo sauna with wood burner. Adjacent to this you will find a summer house with power and internet with an adjoining garden store. The main area of the garden is laid to lawn with surrounding mature plants whilst located to the side of the property there is a fantastic outdoor heated Laguna shaped swimming pool with an endless pool fast lane system and spill over spa. The pool is surrounded by Indian sandstone paving and is heated by a top of the range air source heat pump. Adjacent to the pool is an enticing 6 person Jacuzzi and large pool house/office complete with power and internet.

To the front of the property large electronically operated wrought iron gates open onto a front driveway providing generous parking for numerous vehicles. To the side of the double garage is a large hardstanding providing the ideal storage space for a motorhome, caravan or boat. The front lawn continues round to join the rear garden.

There are many extras including a security system with cameras, phone intercom on the front gates and remotely operated blinds.

Ferndown town centre is within a short drive, a vibrant shopping centre with independent shops and businesses complemented by national retailers such as Tesco and Marks and Spencer Food. The town also boasts a championship golf course of 27 holes ranked within the top 100 courses in the UK and Ireland with the club house being located 800 metres away.

Further amenities include sports centre and facilities, pubs and restaurants. Ferndown is conveniently located within close proximity of the market towns of Ringwood and Wimborne and has good road links to both Bournemouth and Poole.

EPC rating: C

Council Tax Band: G













# Pringles Drive, Ferndown

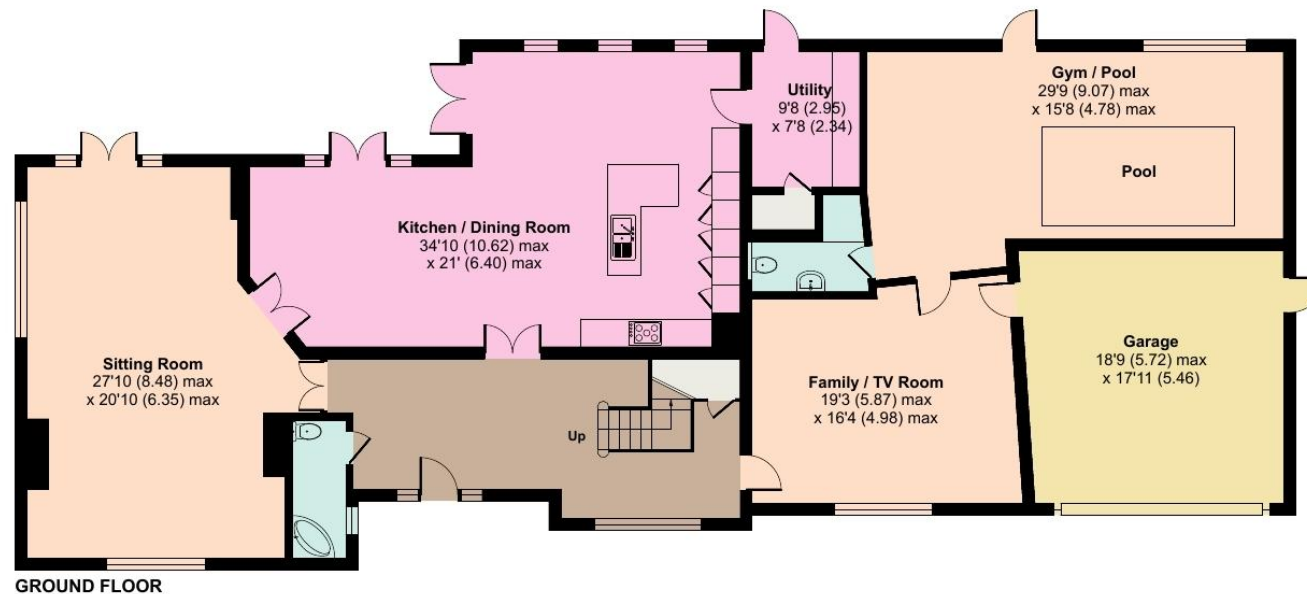
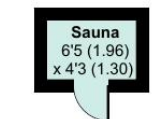
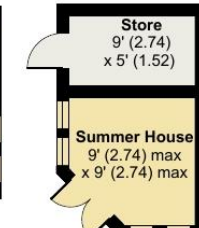
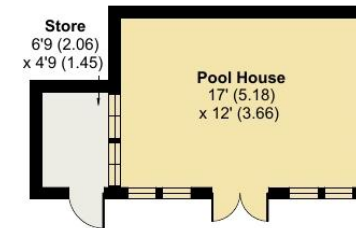
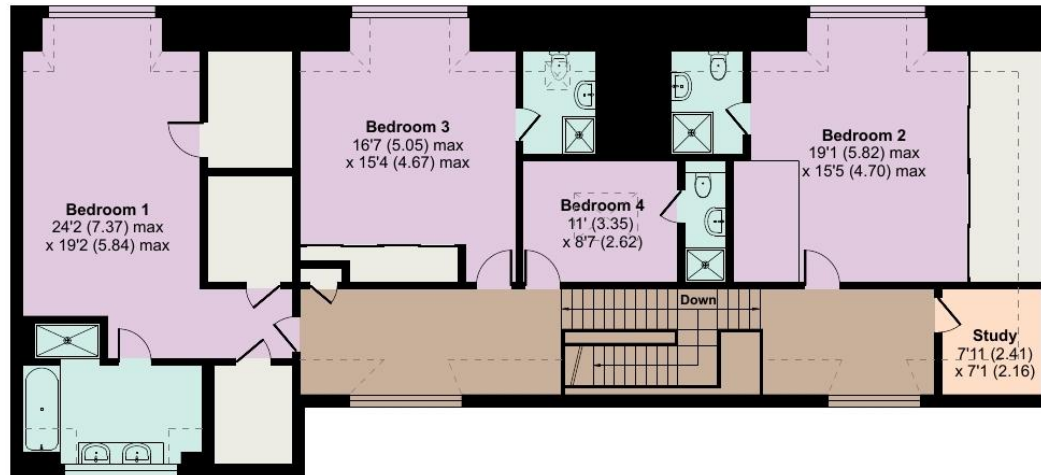
Approximate Area = 4364 sq ft / 405 sq m (includes garage)

Limited Use Area(s) = 335 sq ft / 31 sq m

Outbuilding = 381 sq ft / 35 sq m

Total = 5080 sq ft / 471 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Edwards Estates Ltd. REF: 854881



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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