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ESTATE AGENTS

DUDSBURY ROAD  
FERNDOWN, BH22 8RE







# GUIDE PRICE £1,150,000

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- DETACHED FAMILY RESIDENCE
- SUPERBLY PRESENTED THROUGHOUT
- 4 DOUBLE BEDROOMS
- MASTER SUITE WITH DRESSING ROOM & ENSUITE
- TRIPLE ASPECT KITCHEN/FAMILY ROOM
- WELL PROPORTIONED LOUNGE WITH ADJOINING ORANGERY
- STUDY
- GAMES ROOM & SEPARATE STUDIO/GYM
- GATED FRONTAGE WITH AMPLE OFF ROAD PARKING
- BEAUTIFULLY MAINTAINED GROUNDS

This detached family home sits on a good size plot along one of Ferndown's well regarded roads, with easy access to the town's amenities and schools and to the wider road network to the east and west onwards.

Accommodation throughout is stylishly and immaculately presented offering a modern lifestyle for discerning buyers. Thoughtfully decorated throughout in a neutral palette this delightful home has a light and airy ambience, accentuating the well proportioned rooms. On the ground floor a welcoming entrance foyer gives access on the left to a dual aspect lounge with adjoining orangery overlooking the rear garden. Two pairs of sliding doors open to the garden and rear patio offering ample space for garden furniture – ideal for relaxation and entertaining. There is a ground floor cloakroom off the hallway, along with a useful understairs storage cupboard.

The hub of this superb home is perhaps the triple aspect kitchen/family room which includes a stunning contemporary style white gloss kitchen fitted with high quality units and integrated appliances and including an island unit for breakfast seating and storage units. Laid throughout with ceramic floor tiles, bi-fold doors invite the outside in looking onto beautifully manicured lawns. There



is a study off the family room with door leading to outside.

On the first floor there are four double bedrooms all with the continuing neutral décor and tasteful features. The master suite has a beautifully fitted dressing room and luxuriously appointed ensuite shower room. Bedroom two and three each benefit from a generous range of fitted wardrobes and these rooms, along with bedroom four are served by a contemporary style, fully tiled bathroom with free standing bath, vanity basin and separate shower.

Additionally – in the grounds there is a purpose built garden room with two sets of sliding doors opening to the garden - currently equipped as a Gym/Studio, the building is insulated with power and light. There is also a detached double garage – used currently as a games room.

#### Additional Information

Energy Performance Rating: C

Council Tax Band: G

Tenure: Freehold

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

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: Yes

Parking: Private driveway, double garage & private Ev charging

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website







## Dudsbury Road, West Parley, Ferndown, BH22

Approximate Area = 2185 sq ft / 202.9 sq m (excludes void)

Outbuildings = 839 sq ft / 77.9 sq m

Total = 3024 sq ft / 280.8 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). © nrichcom 2025.  
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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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