



**Monks Close**  
West Moors, Ferndown BH22 0HE  
**Guide Price £400,000**

**Winkworth**



**GUIDE PRICE £400,000  
FREEHOLD**

**A fantastic opportunity to purchase an immaculate three bedroom, two bathroom detached house.**

**Positioned in a small cul-de-sac and further benefiting from a low maintenance good size garden, garage with utility area and off road parking.**

Three Bedroom Detached House  
Close to Forestry Trail Walks  
Garage With Utility Area  
Double Glazed  
Potential To Extend  
Guest WC  
En-suite Bedroom  
Off Road Parking  
Immaculate Throughout  
Low Maintenance Garden

EPC D | Council Tax Band D

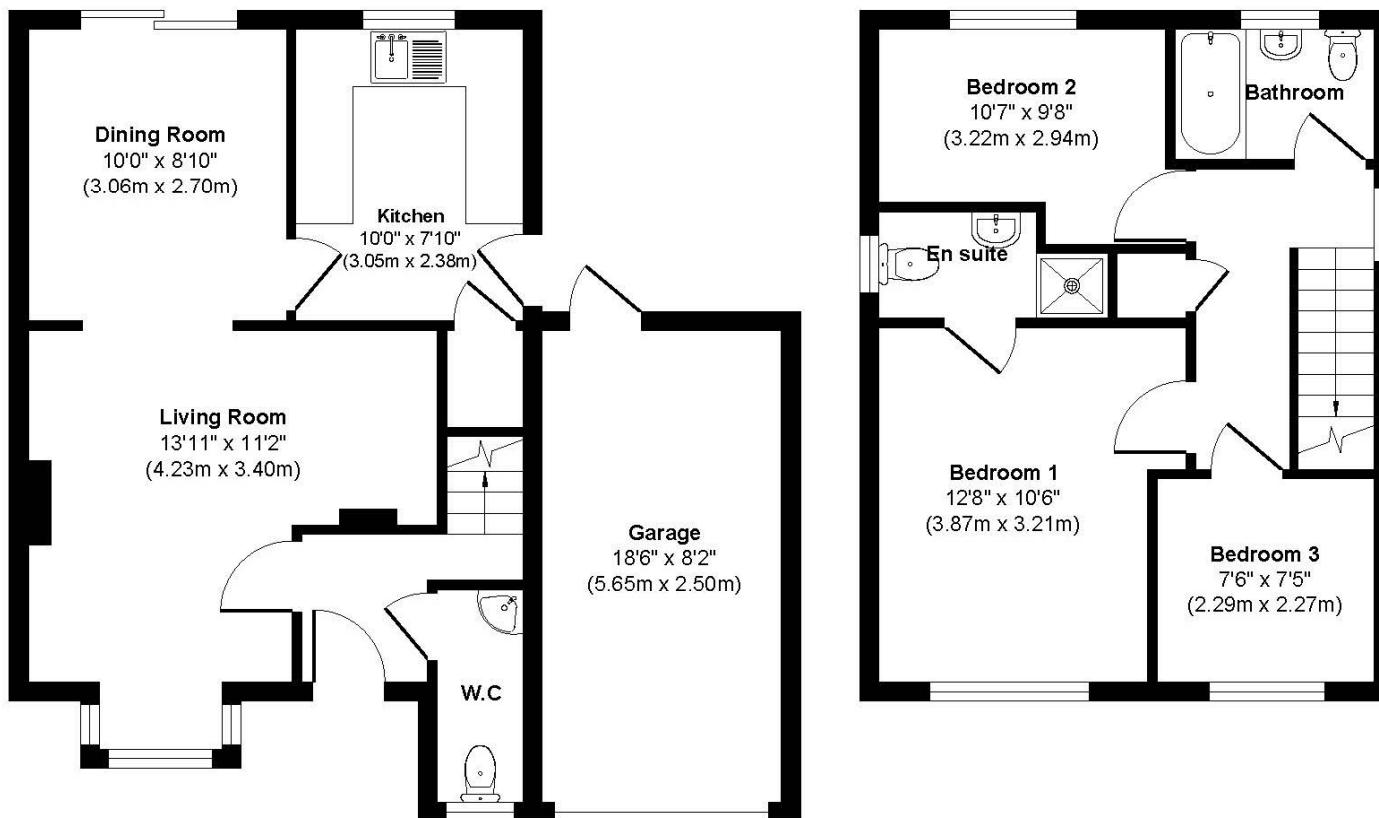
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## Monks Close



**Ground Floor**  
**Approximate Floor Area**  
**403 sq. ft**  
**(37.46 sq. m)**

**Garage**  
**Approximate Floor Area**  
**133 sq. ft**  
**(12.34 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**381 sq. ft**  
**(35.44 sq. m)**

**Approx. Gross Internal Floor Area**  
**1050 sq. ft**  
**(97.54 sq. m) inc garage**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.



## LOCATION

A peaceful location yet only moments from the A31 which provides quick access to the New Forest, Southampton, London and beyond for the commuter by car. Award winning beaches are just twenty minutes away and there are bus route within a short walk giving you easy access to Bournemouth, Poole and Wimborne, all of which have an excellent range of shops, bars, restaurants and leisure facilities. The property is conveniently located within walking distance of both the village centre and the West Moors plantation with its lovely walks and cycle paths as well as access to the Castleman Trailway.

Winkworth Ferndown

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**Winkworth**