



260 New Road
Ferndown BH22 8EP
Guide Price £900,000





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FREEHOLD

Approached by electric gates, 'Little Heath' is a beautifully presented four double bedroom, detached chalet style residence that sits proudly on a secluded plot on the border of West Parley and Ferndown.

The property benefits from exceptionally spacious and versatile accommodation in a sought-after location that provides easy access to Ferndown amenities.

This stunning family home is immaculate throughout, with the perfect mix of character features and modern touches, further benefitting from no onward chain.

Four Double Bedrooms
Gated Detached Home
Substantial Secure & Secluded Plot
No Onward Chain
Two Reception Rooms
Immaculate Throughout
Outdoor Store/Home Office
Parking For Several Vehicles
Two Bathrooms
Integral Gym/Former Double Garage

EPC D | Council Tax Band E

01202 434365

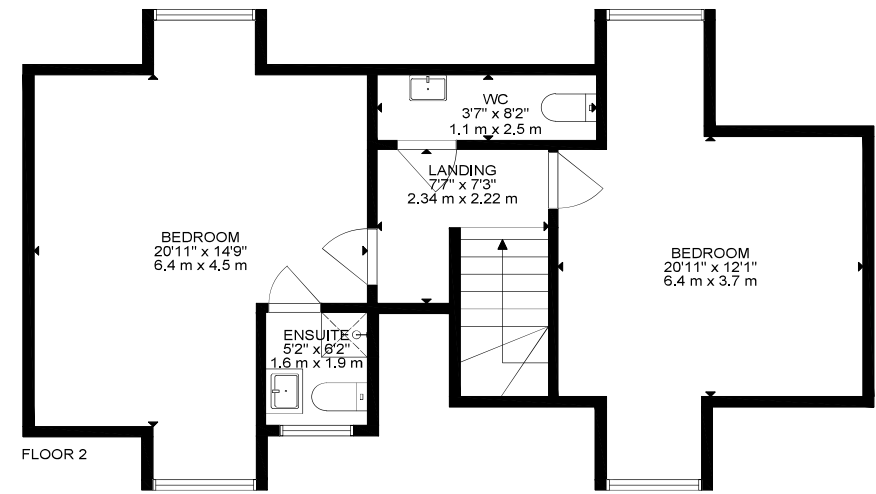
ferndown@winkworth.co.uk



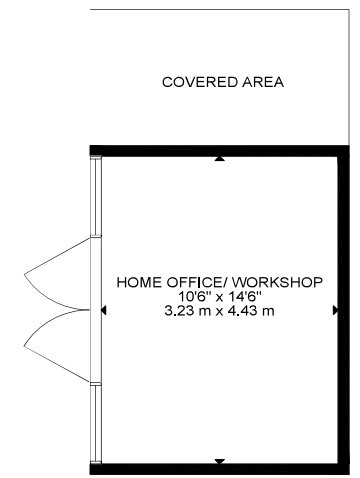




FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 1280 SQ FT, 119 m², FLOOR 2: 729 SQ FT, 66 m²
 GARAGE: 365 SQ FT, 34 m², HOME OFFICE/ WORKSHOP: 14 m², 150 SQ FT
 TOTAL: 2542 SQ FT, 223 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



LOCATION

Conveniently located within walking distance of Ferndown town centre, which has good schools and a selection of shops, cafes and amenities including an M&S Food hall. Ferndown championship golf course is positioned on nearby Golf Links Road and there are bus routes 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. Award winning sandy beaches and the new forest can be reached in half an hour and the A31 provides quick access to Southampton, London and beyond for the commuter by car.

Winkworth Ferndown

406 Ringwood Road, Ferndown, Dorset, BH22 9AU

01202 434365 | ferndown@winkworth.co.uk

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