



## 'Little Hanbury'

Queens Road, Ferndown BH22 9RT

**GUIDE PRICE £1,095,000**

**Winkworth**





GUIDE PRICE £1,095,000  
FREEHOLD

'Little Hanbury' is a stunning, four double bedroom, three reception room detached family house that has been imaginatively extended into a modern and spacious home.

With an abundance of reception space that features a 12 metre wide kitchen/dining/family room leading onto a large secluded and professionally landscaped garden.

Further benefits include a garage and a driveway secured by electric gates that can accommodate multiple vehicles.

Four Double Bedroom Detached House  
Guest WC  
Garage  
Stunning Interior  
Fabulous 12m Kitchen/Dining/Family Room  
Sought After Location  
Gated Driveway For Several Vehicles  
Large Store At Rear Of Garden  
Utility Room  
Further Scope For Two Storey Side Extension  
Secluded Landscaped Garden  
Cinema Room  
EV Car Charging Point  
EPC D | Council Tax Band F

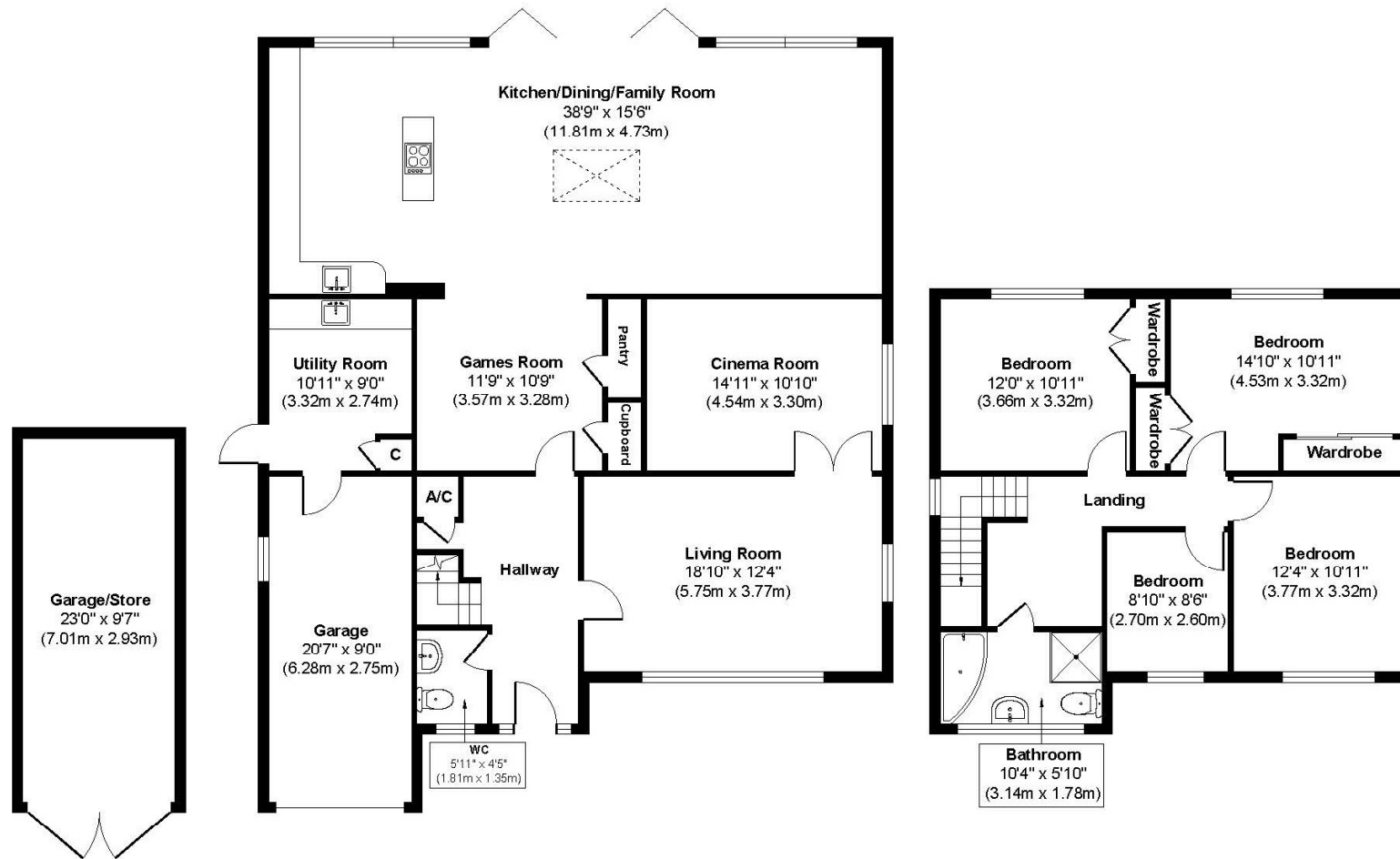
01202 434365  
ferndown@winkworth.co.uk











Garage (not in exact location)  
Approximate Floor Area  
221 sq. ft  
(20.51 sq. m)

Ground Floor  
Approximate Floor Area  
1,637 sq. ft  
(152.06 sq. m)

First Floor  
Approximate Floor Area  
727 sq. ft  
(67.53 sq. m)

**Approx. Gross Internal Floor Area 2,585 sq. ft / 240.10 sq. m**  
Illustration for identification purposes only, measurements approximate, not to scale.





## LOCATION

Queens Road is a particularly sought after location in Ferndown, conveniently close to Ferndown town centre which has a range of amenities including an M&S Foodhall, independent cafés, and restaurants. Within catchment for Ferndown Schools and walking distance of Ferndown Championship Golf Course which is located on nearby Golf Links Road. There are good transport links giving you easy access to Bournemouth, Wimborne and Poole, all of which have an excellent range of shops, bars, restaurants and leisure facilities. Award winning sandy beaches are just twenty minutes away and the A31 provides quick access to the New Forest, Southampton, London and beyond.

Winkworth Ferndown

406 Ringwood Road, Ferndown, Dorset, BH22 9AU

01202 434365 | [ferndown@winkworth.co.uk](mailto:ferndown@winkworth.co.uk)

[winkworth.co.uk/ferndown](http://winkworth.co.uk/ferndown)

**Winkworth**