



**Melia, Woodland Walk**  
Ferndown BH22 9LP  
**Offers Over £950,000**







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FREEHOLD

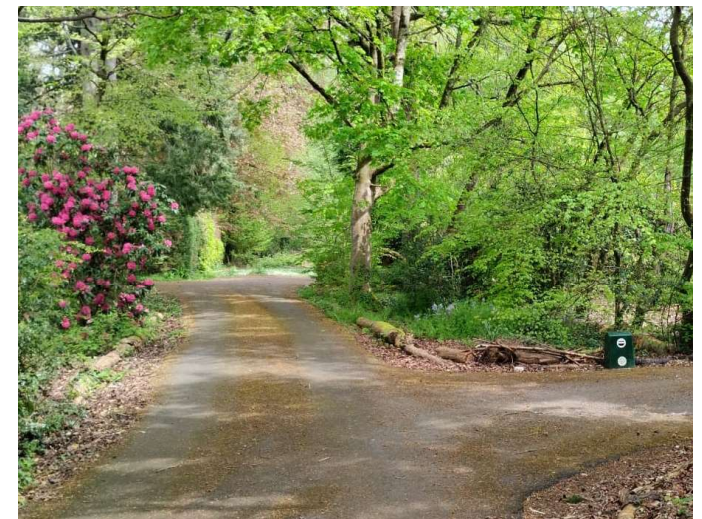
'Melia' is an extremely versatile 2,400 sq ft home which is tucked away at the end of a private tree lined road enjoying arguably one of the most sought after locations in Ferndown.

This superbly positioned and extremely spacious four double bedroom, three bathroom detached home further benefits from a double garage and driveway providing generous off road parking for multiple vehicles whilst sitting centrally on a secluded plot measuring 0.38 of an acre.

Positioned On A Sought After Private Road  
Immaculate Throughout  
Versatile Layout  
Four Double Bedrooms & Three Bathrooms  
Dual Aspect 23ft Lounge With Log Burner  
Kitchen/Diner  
Large Front & Rear Secluded Gardens  
Double Garage  
0.38 Of An Acre Plot  
Vast Scope For Extension  
EPC C  
Council Tax Band G

01202 434365  
ferndown@winkworth.co.uk

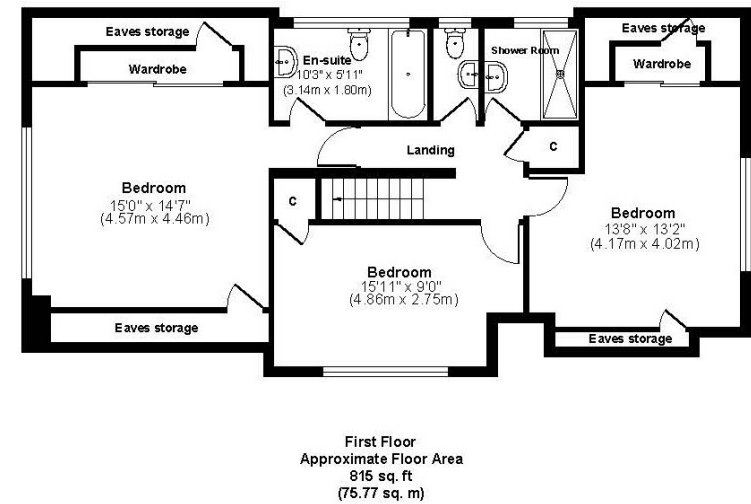
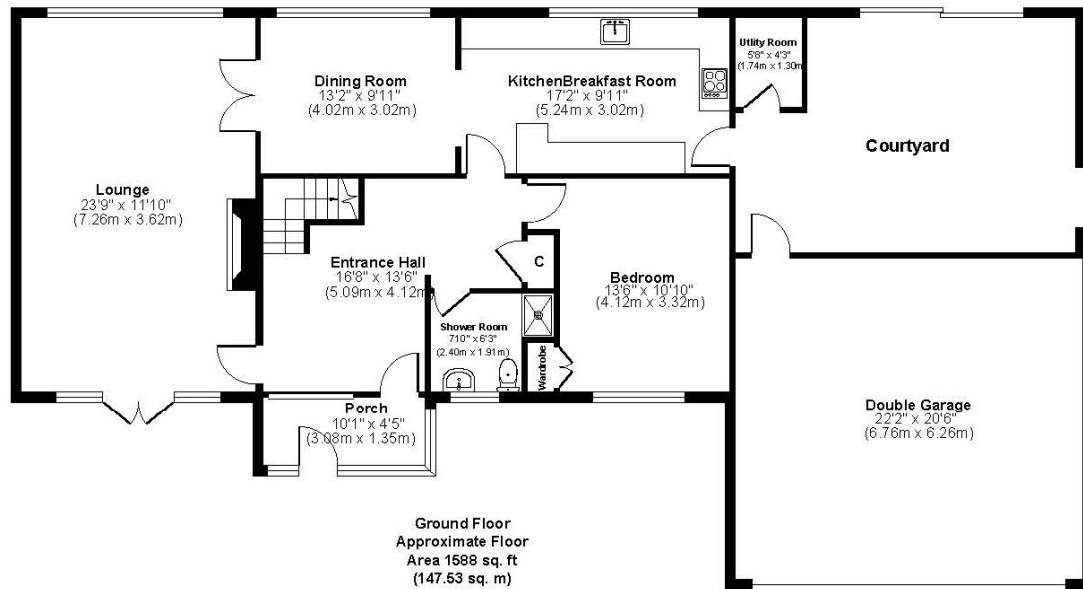








# Melia



Approx. Gross Internal Floor Area 2403 sq. ft / 223.24 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale.





## LOCATION

Woodland Walk is a particularly sought after location, 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. There are bus routes within a short walk 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)

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