



**Christchurch Road, Ferndown BH22 8TB**  
**Offers In Excess Of £825,000**

**Winkworth**



**OFFERS IN EXCESS OF £825,000  
FREEHOLD**

**This stunning, brand new four double bedroom detached house is positioned on a set back and wonderfully secluded plot in the sought after area of West Parley.**

**The wow factor of this luxury home is the 34x21ft Kitchen/Dining/Living room which has to be seen to be truly appreciated!**

**There is off road parking for several vehicles at the front of the property and a detached garage. Further benefits include no onward chain.**

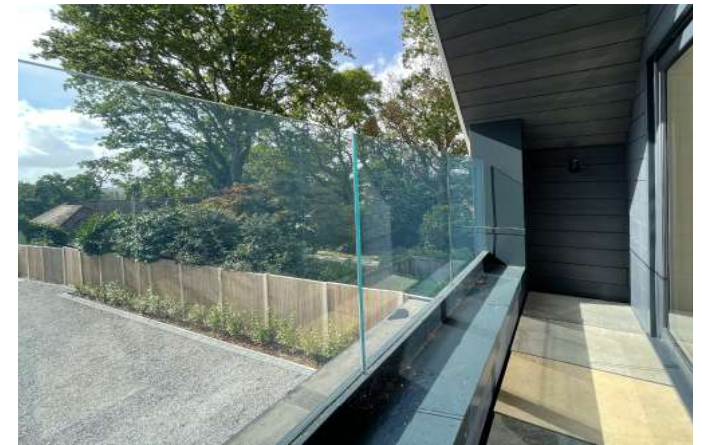
**Brand New Detached House  
Off Road Parking For Several Vehicles  
Sought After Location  
Four Double Bedrooms  
Detached Garage  
Utility Room & Guest WC  
Stunning Interior  
En-suite Bedroom With Walk In Wardrobe  
Amazing Kitchen/Diner/Family Room  
Very Secluded Garden  
Direct Access Into Protected Woodland**

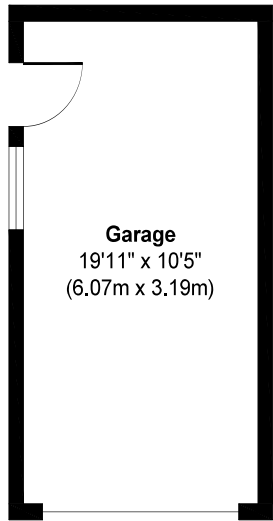
**EPC TBC | Council Tax Band E**

**01202 434365**

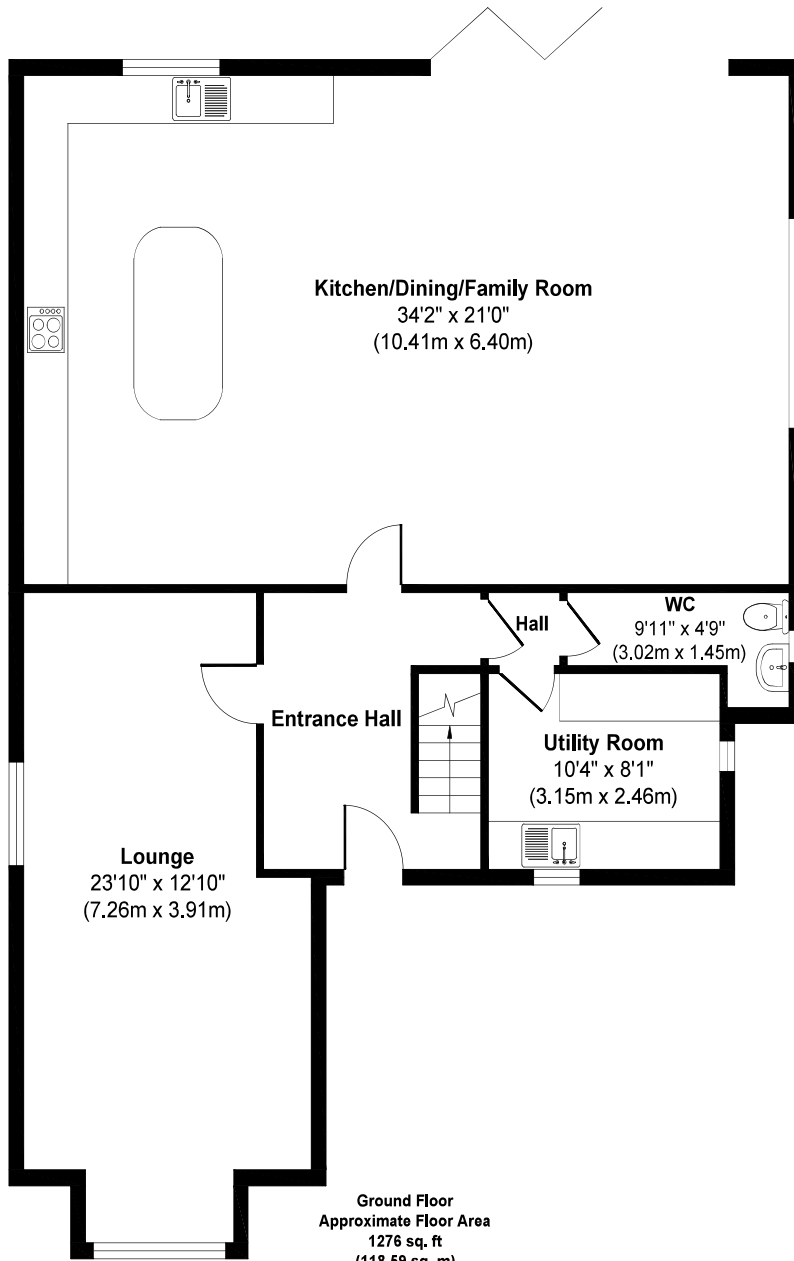
**ferndown@winkworth.co.uk**



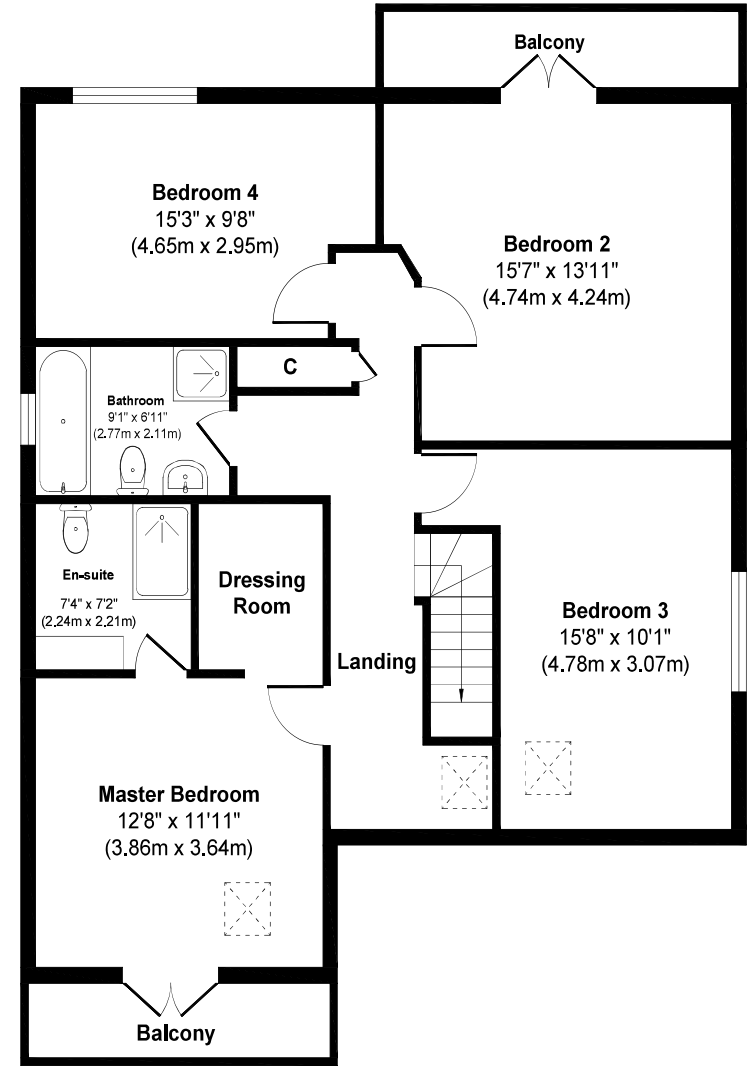




**Garage**  
 19'11" x 10'5"  
 (6.07m x 3.19m)  
**Garage**  
 Approximate Floor Area  
 208 sq. ft  
 (19.35 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 1276 sq. ft  
 (118.69 sq. m)



**First Floor**  
 Approximate Floor Area  
 1077 sq. ft  
 (93.15 sq. m)

**Approx. Gross Internal Floor Area 2551 sq. ft / 237sq. m**



#### LOCATION

Positioned in the sought after residential area of West Parley, close to a popular nature reserve and a short distance from Ferndown town centre, within catchment of Ferndown Schools and close to a range of local amenities. There are bus routes within a short walk giving you easy access to Wimborne, as well as Bournemouth & Poole, all of which have an excellent range of shops, bars, restaurants and leisure facilities as well as award winning sandy beaches. The nearby A31 provides quick access to the New Forest, London and beyond for the commuter by car.

Winkworth Ferndown

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**Winkworth**