



Paddocks Way

Ferndown BH22 9FW

GUIDE PRICE £740,000

Winkworth



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FREEHOLD

An extremely rare opportunity to purchase this stunning four double bedroom detached family house positioned on a private road with totally uninterrupted views across Holmwood Nature Reserve.

With just a select number of exclusive properties located on this side of this sought after development, the property has to be seen to be truly appreciated. Further benefitting from two reception rooms in addition to a fabulous Kitchen/Diner/Family Room and three bathrooms.

There is also off-road parking for multiple vehicles and a double garage with eaves storage and car charging point.

Four Double Bedrooms
Detached House
Double Garage With Eaves Storage
Sought After Development
Directly Facing Holmwood Nature Reserve
Driveway For Several Vehicles
Two Reception Rooms
Utility Room & Guest Cloakroom
Professionally Landscaped Garden
Master En-suite
Stunning Interior
Electric Charging Point
3 Years NHBC Warranty Remaining

EPC B | Council Tax Band F

01202 434365

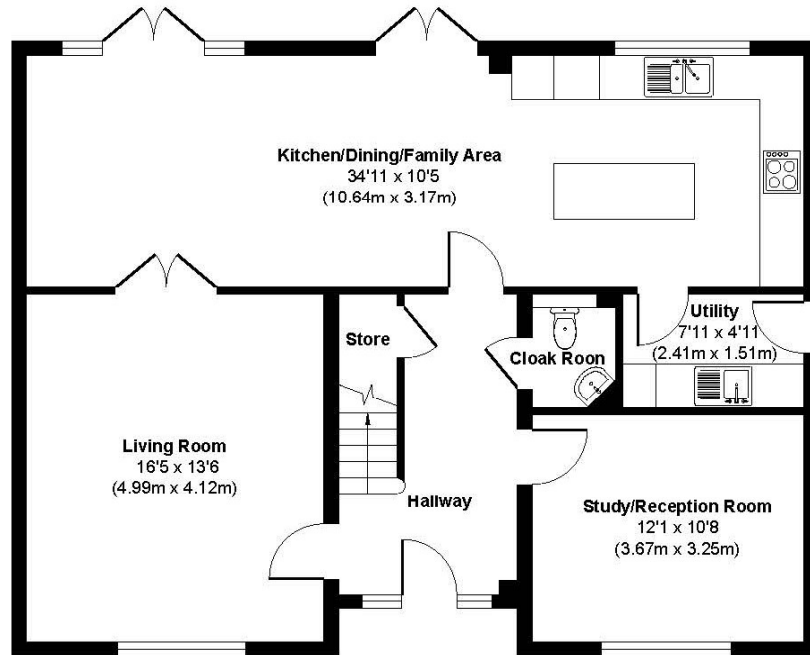
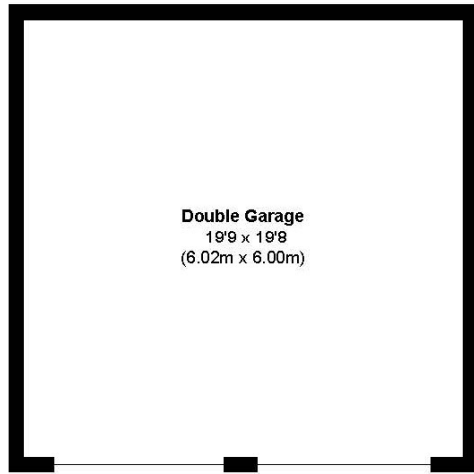
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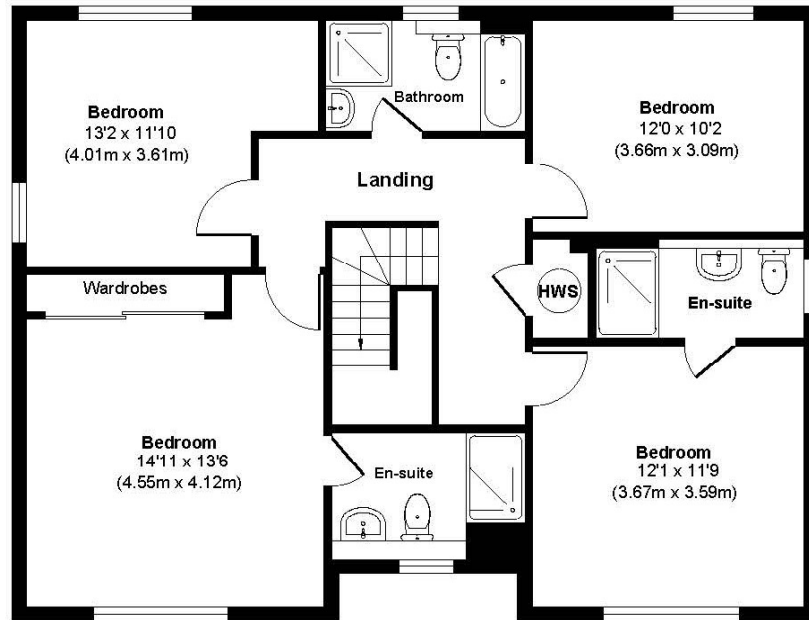




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Ground Floor
Approximate Floor Area
902 sq. ft
(83.84 sq. m)



First Floor
Approximate Floor Area
902 sq. ft
(83.84 sq. m)

Approx. Gross Internal Floor Area 2192 sq. ft / 203.80 sq. m



LOCATION

The ever popular Holmwood Park development is a short distance from Ferndown town centre which has a range of shops, cafes and amenities including an M&S Foodhall. Within easy reach of a range of good schools and close to bus routes which give you 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 and London. Ferndown Golf Course is easily accessible, and for those who like the outdoors you can explore the nature reserve opposite, Longham Lakes and the River Stour, all of which are within walking distance.

Winkworth Ferndown

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