



## Stables Court

Ferndown BH22 9FU

**Guide Price £450,000**







**GUIDE PRICE £450,000  
FREEHOLD**

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**This superbly positioned and deceptively spacious three double bedroom, two bathroom mews house is positioned in a sought after development with direct access to Holmwood Nature Reserve and close to Ferndown town centre.**

**A modern and spacious home further benefiting from two parking spaces (one car port) and a south facing garden.**

**Kitchen/Diner/Family Room  
En-suite Bedroom  
Luxury Bathroom  
Two Reception Rooms  
Downstairs Cloakroom  
Excellent Storage Including Boarded Loft  
Direct Access To Holmwood Nature Reserve  
Two Parking Spaces (One Car Port)  
South Facing Garden With Side Access  
Sought After Development**

**EPC B | Council Tax Band E**

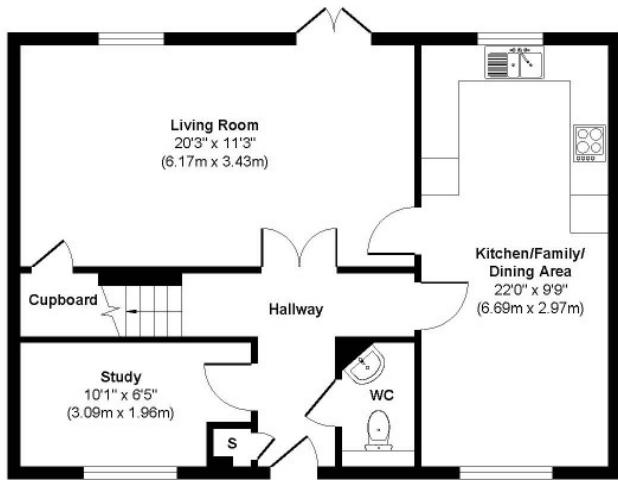
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**01202 434365  
ferndown@winkworth.co.uk**

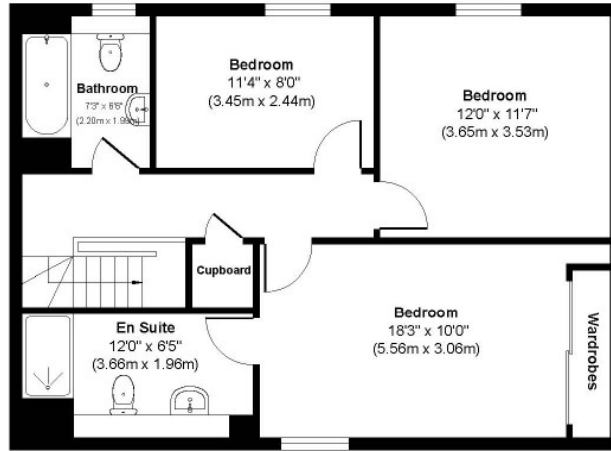




**Stables Court**



Ground Floor  
Approximate Floor Area  
671 sq. ft  
(62.35 sq. m)



First Floor  
Approximate Floor Area  
671 sq. ft  
(62.35 sq. m)

**Approx. Gross Internal Floor Area 1342 sq. ft / 124.70 sq. m**  
Illustration for identification purposes only, measurements approximate and not to scale







## 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 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 adjoining the development, Longham Lakes and the River Stour, all of which are within walking distance.

## Winkworth Ferndown

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**Winkworth**