



**Beaufoy's Avenue
Ferndown, Dorset BH22 9RH**

Beaufoyo Avenue, Ferndown, Dorset BH22 9RH

FREEHOLD PRICE £675,000

A beautiful plot and outstanding character are features of this wonderful 1930's extended four bedroom family home. The property nestles on a very mature, part screened plot of almost 0.4 of an acre and has been designed and built to make the most of its sunny open plot to the rear. There is plenty of parking and turning space and a detached double garage which the owners currently use as a studio. There is a spacious central reception hall which forms the hub of the home and large farmhouse style kitchen/breakfast room with bespoke pine fronted units and walk-in larder cupboard. The dining room has an open fireplace and bay window to the rear and lovely cosy adjoining study/sitting area which in turn opens into a large, light and airy conservatory. The main sitting room has an open fireplace, double aspect and open bay window too. The first floor landing gives access to all four bedrooms and a unique garden room with fantastic elevated views to the rear. The master suite has a beautiful roll top slipper bath to the en suite and there is a contemporary re fitted family bathroom.

This superb home has been in the same family for many years and has been sympathetically and tastefully extended to offer truly spacious and versatile accommodation whilst still retaining its lovely warm character and feel. The property is positioned in a sought after sylvan setting within a mile of Ferndown town centre.

From Ferndown Town Centre the distances are:

Bournemouth	7 miles	Poole	8 miles
Christchurch	8 miles	Wimborne	5 miles
Ringwood	6 miles	Southampton	27 miles
London	100 miles		

COUNCIL TAX BAND: G

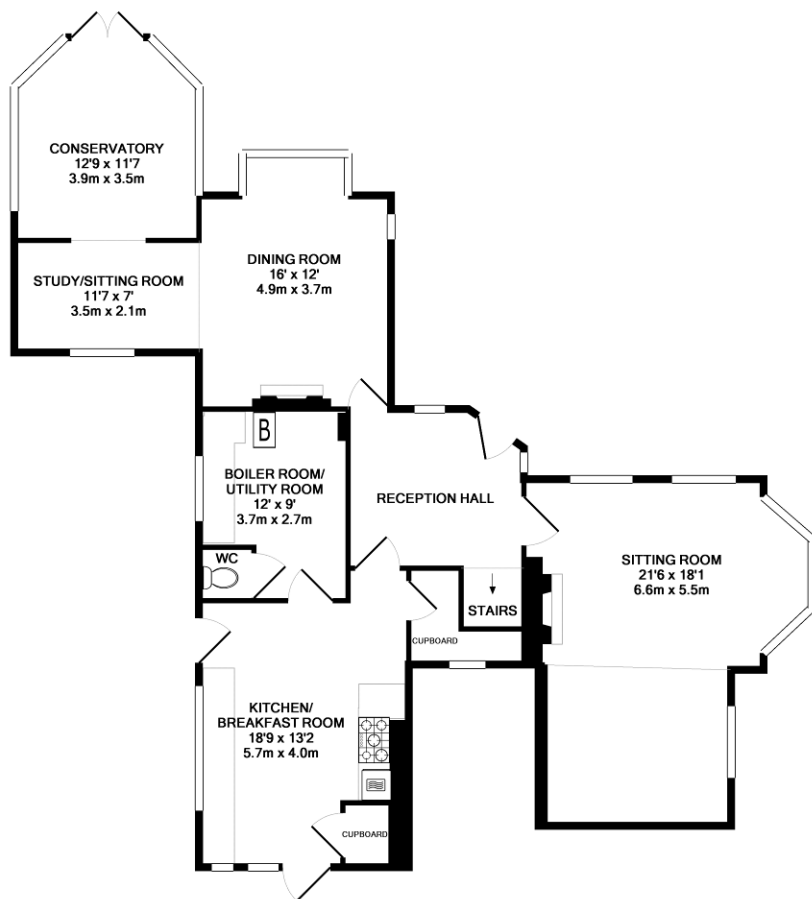
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



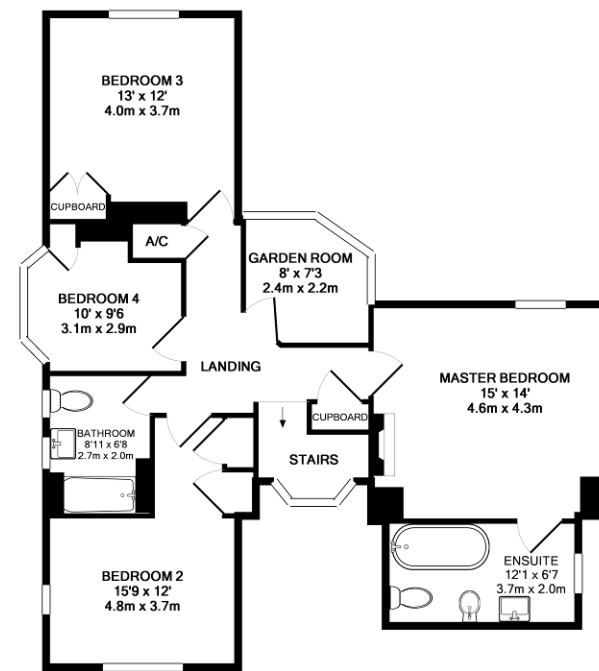
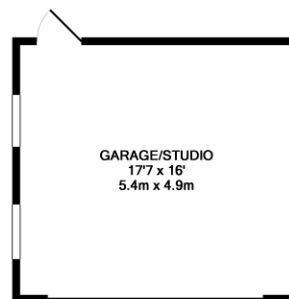
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	36	49
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 1460 SQ. FT.
(135.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 900 SQ. FT.
(83.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2360 SQ. FT. (219.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2011







'Where service counts'

www.hearnes.com

390 Ringwood Road, Ferndown, Dorset. BH22 9AU

Tel: 01202 890890 Fax: 01202 890777

www.hearnes.com

Office also at: RINGWOOD 01425 489955