



VICTORIAHOUSE
FERNDOWN
DORSET



VICTORIA
HOUSE

MAKE YOUR HOME IN OUR BEAUTIFUL
COLLECTION OF 1 & 2 BEDROOM APARTMENTS
AND STUNNING, TERRACED, 1, 2 & 3 BEDROOM
PENTHOUSES WITH A VIEW



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A PLACE TO ENJOY EVERY MOMENT

IN THE CASE OF FERNDOWN, 'THE BEST OF BOTH WORLDS' JUST HAPPENS TO BE TRUE

Tucked in the heart of some of England's most unspoilt countryside, here you can enjoy all the perks of rural life, while remaining within just 15 minutes of everything you love about Bournemouth.

Ferndown is perfectly placed to enjoy country-meets-town living. Step outside your front door and you'll find a real sense of community, with traditional local pubs, coffee shops, restaurants and a renowned local theatre, plus endless ways to enjoy the area's superb outdoors thanks to great cycle, walking and running routes, a choice of golf courses, state-of-the-art leisure centre and – of course – the wide, open spaces of the New Forest.





COUNTRY CHARM

LAZY SUNDAYS, COSY LOCAL PUBS, A ROUND OF GOLF... SAY HELLO TO THE GOOD LIFE





LET'S GO EXPLORE

TAKE IN THE AREA'S NATURAL BEAUTY, FROM LEAFY PARKLAND
TO DORSET'S PICTURE-POSTCARD COASTLINE





THE GREAT OUTDOORS IS JUST BEYOND YOURS

**HOWEVER YOU LIKE TO SPEND
YOUR DOWNTIME, YOU'LL WISH
FOR MUCH MORE OF IT**

Enjoy the town's local charms and take a stroll down to the nearby nature reserve, sprawling heath and Ferndown Forest, or follow the winding path along the picturesque banks of the River Avon and River Stour.

You're just minutes by car from the lush landscape and pretty, quintessentially English villages of the New Forest, quaint local market towns, Poole Harbour and – if you'd like to explore a little farther – you're perfectly placed to reach Dorchester, Southampton, Portsmouth and Dorset's famous Jurassic Coastline. Also, the nearby M27 provides easy access to London and the South East. And, of course, the unmistakable buzz and beaches of Bournemouth are just a few miles away.

The beauty of Ferndown is that there's so much natural beauty on your doorstep.

VICTORIAHOUSE



FEEL THE BUZZ OF BOURNEMOUTH

YOU DON'T NEED TO VENTURE FAR FOR A LITTLE EXTRA ENTERTAINMENT

Just eight miles from Ferndown, the golden sandy beaches and cultural hotspots of Bournemouth await you.

Whether you want to drink in Bournemouth's laid-back beach vibe or sample its irresistible social life, there's something for everyone, from great shopping, cafes, bars and restaurants to top-notch culture, with live music and exhibitions at the renowned Bournemouth International Centre.

Or, why not simply relax in one of the town's glorious parks or beside its seven miles of seafront.

Plus, head just a few miles west along the coastline to watch the world and boats go by at Poole Quay and Harbour.





A CHANGE OF SCENE

BOURNEMOUTH'S BUZZING RESTAURANT SCENE, ENTERTAINMENT,
CULTURE AND NIGHTLIFE ARE JUST 15 MINUTES AWAY



GROUND FLOOR DIMENSIONS

APARTMENT 1

KITCHEN/LIVING	6.0m x 4.9m	19'9" x 16'2"
BEDROOM 1	4.0m x 2.8m	13'0" x 9'1"
BEDROOM 2	3.6m x 2.8m	11'9" x 9'3"

APARTMENT 2

KITCHEN/LIVING	5.6m x 5.0m	18'5" x 16'3"
BEDROOM 1	3.7m x 3.2m	12'2" x 10'6"
BEDROOM 2	3.8m x 2.6m	12'6" x 8'7"

APARTMENT 3

KITCHEN/LIVING	5.8m x 4.9m	19'2" x 16'2"
BEDROOM 1	3.7m x 3.2m	12'2" x 10'8"
BEDROOM 2	3.8m x 2.4m	12'7" x 8'0"

APARTMENT 4

KITCHEN/LIVING	5.2m x 4.6m	17'2" x 15'0"
BEDROOM 1	4.0m x 3.3m	13'1" x 10'8"
BEDROOM 2	3.3m x 2.7m	10'8" x 8'10"

APARTMENT 5

KITCHEN/LIVING	5.2m x 4.7m	16'11" x 15'4"
BEDROOM 1	3.9m x 3.2m	12'10" x 10'6"
BEDROOM 2	4.0m x 2.4m	13'1" x 7'10"

APARTMENT 6

KITCHEN/LIVING	5.2m x 4.0m	16'11" x 13'2"
BEDROOM 1	3.9m x 3.1m	12'10" x 10'0"
BEDROOM 2	4.0m x 2.4m	13'0" x 7'10"

APARTMENT 7

KITCHEN/LIVING	7.5m x 5.2m	24'5" x 17'1"
BEDROOM 1	4.7m x 3.6m	15'3" x 11'11"
BEDROOM 2	3.5m x 3.2m	11'5" x 10'8"

APARTMENT 8

KITCHEN/LIVING	5.0m x 4.3m	16'5" x 14'1"
BEDROOM 1	4.3m x 2.7m	14'1" x 8'10"
BEDROOM 2	3.1m x 2.4m	10'3" x 7'9"

APARTMENT 9

KITCHEN/LIVING	5.8m x 5.2m	19'0" x 17'1"
BEDROOM 1	4.3m x 3.6m	14'0" x 11'10"
BEDROOM 2	3.6m x 2.8m	11'9" x 9'3"

APARTMENT 10

KITCHEN/LIVING	5.9m x 5.2m	19'3" x 17'2"
BEDROOM 1	4.0m x 3.9m	13'3" x 12'10"
BEDROOM 2	4.0m x 2.3m	13'3" x 7'7"

APARTMENT 11

KITCHEN/LIVING	6.1m x 4.9m	19'10" x 16'1"
BEDROOM 1	4.1m x 3.7m	13'4" x 12'0"
BEDROOM 2	4.1m x 2.5m	13'4" x 8'3"

APARTMENT 12

KITCHEN/LIVING	6.1m x 4.9m	19'10" x 16'2"
BEDROOM 1	3.9m x 3.7m	12'8" x 12'0"
BEDROOM 2	3.9m x 2.4m	12'8" x 8'0"

APARTMENT 13

KITCHEN/LIVING	6.1m x 5.2m	19'10" x 17'0"
BEDROOM 1	4.1m x 3.2m	13'5" x 10'7"
BEDROOM 2	3.8m x 2.7m	12'7" x 8'10"

APARTMENT 14

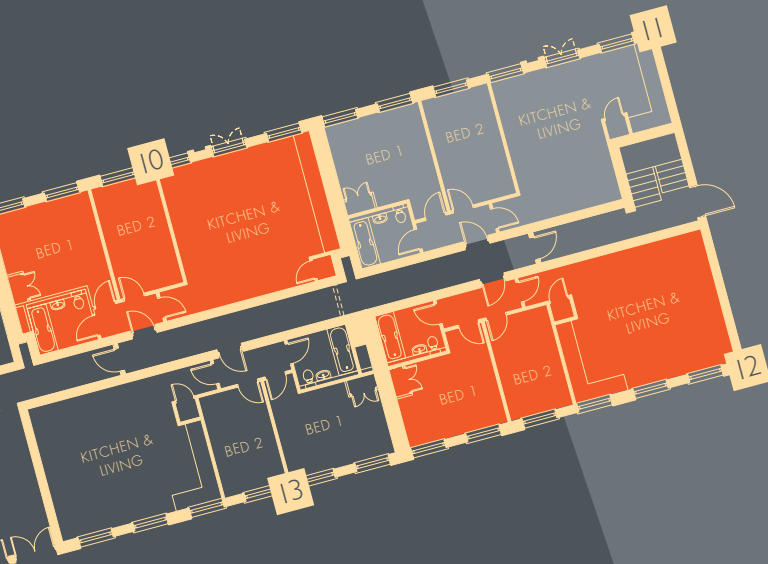
KITCHEN/LIVING	5.2m x 4.2m	16'11" x 13'9"
BEDROOM	3.9m x 3.8m	12'8" x 12'6"



GROUND FLOOR PLANS



SITE PLAN



FIRST & SECOND FLOOR DIMENSIONS



APARTMENTS 15/30

KITCHEN/LIVING	6.3m x 5.0m	20'6" x 16'4"
BEDROOM 1	4.2m x 3.9m	13'9" x 12'8"
BEDROOM 2	3.9m x 3.1m	12'9" x 10'0"

APARTMENTS 16/31

KITCHEN/LIVING	5.7m x 5.2m	18'7" x 16'11"
BEDROOM 1	4.3m x 3.2m	14'1" x 10'5"
BEDROOM 2	3.8m x 2.3m	12'7" x 7'7"

APARTMENTS 17/32

KITCHEN/LIVING	5.8m x 4.9m	19'2" x 16'1"
BEDROOM 1	3.9m x 3.2m	12'10" x 10'8"
BEDROOM 2	3.8m x 2.3m	12'7" x 7'5"

APARTMENTS 18/33

KITCHEN/LIVING	5.3m x 4.6m	17'5" x 14'11"
BEDROOM 1	3.8m x 3.3m	12'4" x 10'10"
BEDROOM 2	4.6m x 2.9m	15'0" x 9'7"

APARTMENTS 19/34

KITCHEN/LIVING	6.1m x 5.2m	20'1" x 17'0"
BEDROOM 1	3.9m x 3.2m	12'11" x 10'7"
BEDROOM 2	4.0m x 2.4m	13'1" x 7'10"

APARTMENTS 20/35

KITCHEN/LIVING	6.6m x 4.0m	21'7" x 13'1"
BEDROOM	5.2m x 3.9m	17'1" x 12'8"

APARTMENTS 21/36

KITCHEN/LIVING	5.1m x 3.6m	16'8" x 11'10"
BEDROOM 1	3.9m x 2.9m	12'10" x 9'7"
BEDROOM 2	3.7m x 2.5m	12'0" x 8'2"

APARTMENTS 22/37

KITCHEN/LIVING	5.6m x 5.1m	18'5" x 16'9"
BEDROOM 1	3.5m x 3.5m	11'7" x 11'6"
BEDROOM 2	3.5m x 2.4m	11'7" x 7'11"

APARTMENTS 23/38

KITCHEN/LIVING	5.7m x 5.2m	18'7" x 17'2"
BEDROOM 1	4.2m x 4.2m	13'9" x 13'8"
BEDROOM 2	4.2m x 2.4m	13'8" x 7'11"

APARTMENTS 24/39

KITCHEN/LIVING	6.0m x 5.2m	19'9" x 17'2"
BEDROOM 1	4.2m x 4.0m	13'8" x 13'3"
BEDROOM 2	4.0m x 2.2m	13'3" x 7'1"

APARTMENTS 25/40

KITCHEN/LIVING	6.1m x 4.9m	19'10" x 16'1"
BEDROOM 1	4.1m x 3.7m	13'4" x 12'0"
BEDROOM 2	4.1m x 2.5m	13'4" x 8'3"

APARTMENTS 26/41

KITCHEN/LIVING	6.1m x 4.9m	19'10" x 16'2"
BEDROOM 1	3.9m x 3.7m	12'8" x 12'0"
BEDROOM 2	3.9m x 2.4m	12'8" x 8'0"

APARTMENT 27/42

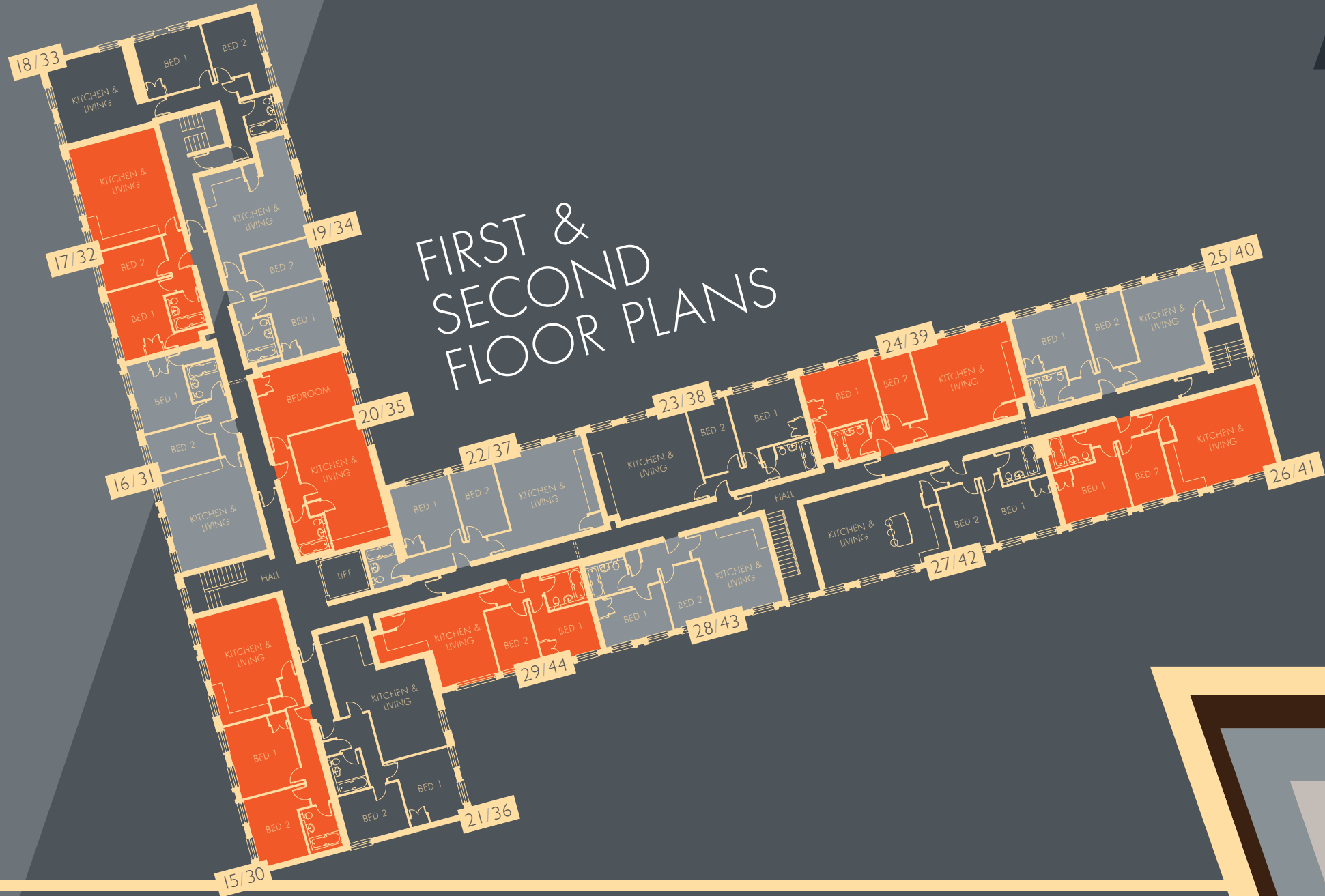
KITCHEN/LIVING	7.4m x 5.2m	24'3" x 17'0"
BEDROOM 1	4.5m x 3.2m	14'8" x 10'7"
BEDROOM 2	3.8m x 2.4m	12'7" x 7'10"

APARTMENT 28/43

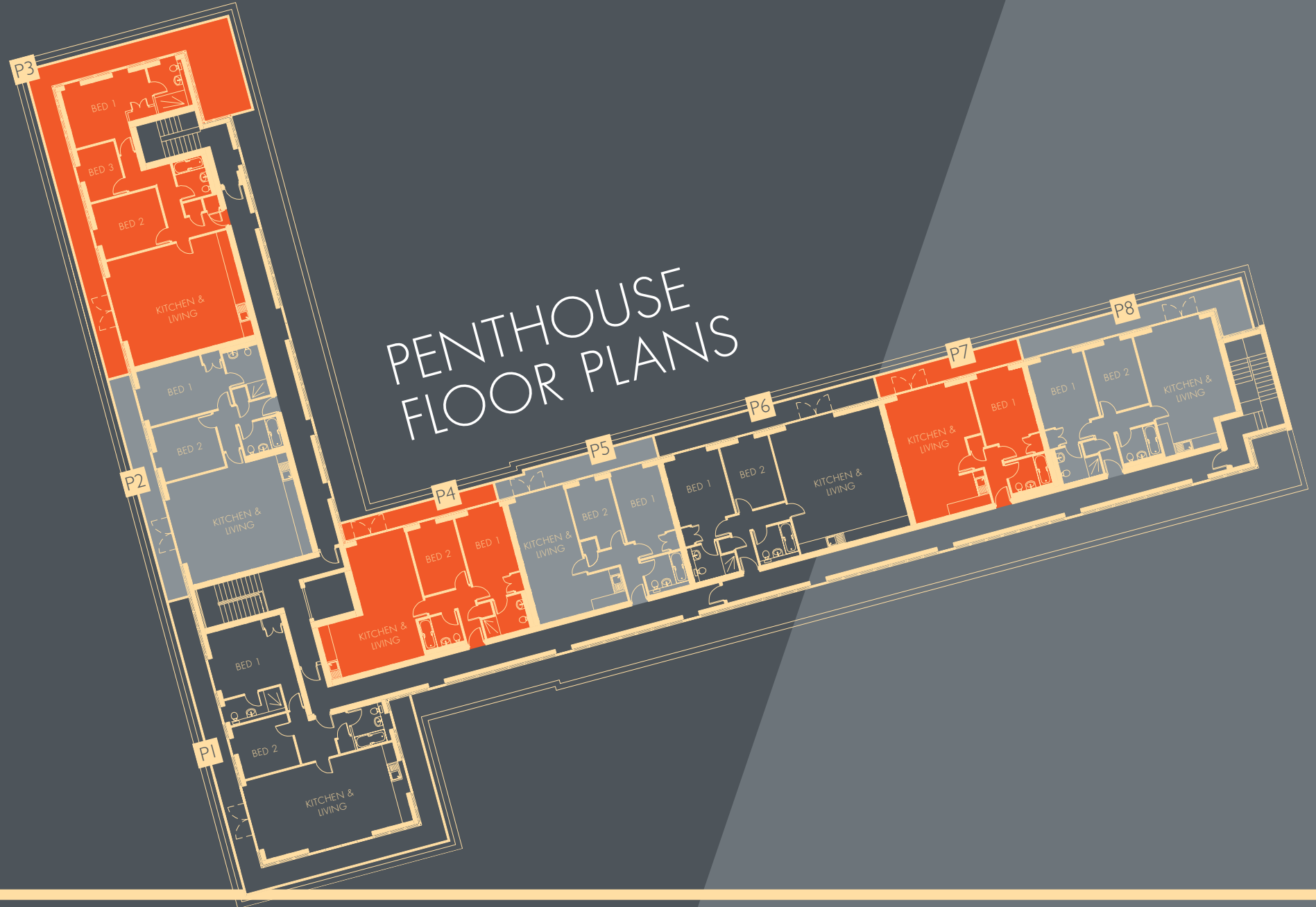
KITCHEN/LIVING	5.2m x 3.9m	17'2" x 12'11"
BEDROOM 1	4.1m x 2.8m	13'7" x 9'2"
BEDROOM 2	3.9m x 2.4m	12'8" x 7'10"

APARTMENT 29/44

KITCHEN/LIVING	6.4m x 5.0m	20'11" x 16'3"
BEDROOM 1	3.4m x 2.7m	11'3" x 8'9"
BEDROOM 2	3.7m x 2.4m	12'2" x 7'11"



FIRST & SECOND FLOOR PLANS





PENTHOUSE DIMENSIONS

PENTHOUSE 1

KITCHEN/LIVING	8.3m x 4.4m	27'4" x 14'6"
BEDROOM 1	4.2m x 3.6m	13'9" x 11'9"
BEDROOM 2	3.1m x 2.9m	10'3" x 9'8"

PENTHOUSE 2

KITCHEN/LIVING	6.8m x 5.7m	22'5" x 18'8"
BEDROOM 1	4.7m x 3.1m	15'6" x 10'2"
BEDROOM 2	3.4m x 3.1m	11'3" x 10'0"

PENTHOUSE 3

KITCHEN/LIVING	6.8m x 5.9m	22'5" x 19'6"
BEDROOM 1	4.8m x 4.3m	15'8" x 14'2"
BEDROOM 2	3.7m x 3.2m	12'0" x 10'4"
BEDROOM 3	3.0m x 2.1m	9'9" x 6'11"

PENTHOUSE 4

KITCHEN/LIVING	6.8m x 6.0m	22'5" x 19'7"
BEDROOM 1	4.8m x 2.7m	15'8" x 8'10"
BEDROOM 2	3.7m x 2.8m	12'0" x 9'2"

PENTHOUSE 5

KITCHEN/LIVING	6.8m x 5.2m	22'5" x 16'11"
BEDROOM 1	4.8m x 2.7m	15'7" x 8'10"
BEDROOM 2	3.7m x 2.7m	12'2" x 8'10"

PENTHOUSE 6

KITCHEN/LIVING	6.8m x 6.2m	22'5" x 20'4"
BEDROOM 1	4.8m x 3.1m	15'7" x 10'2"
BEDROOM 2	3.7m x 2.7m	12'2" x 8'10"

PENTHOUSE 7

KITCHEN/LIVING	6.8m x 3.8m	22'5" x 12'4"
BEDROOM 1	4.8m x 3.0m	15'7" x 9'10"

PENTHOUSE 8

KITCHEN/LIVING	6.8m x 4.4m	22'5" x 14'5"
BEDROOM 1	4.8m x 3.1m	15'8" x 10'2"
BEDROOM 2	3.7m x 2.7m	12'2" x 8'10"

VICTORIAHOUSE

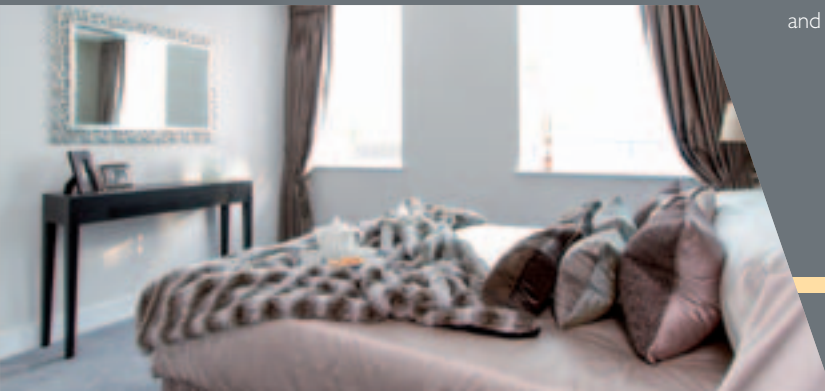
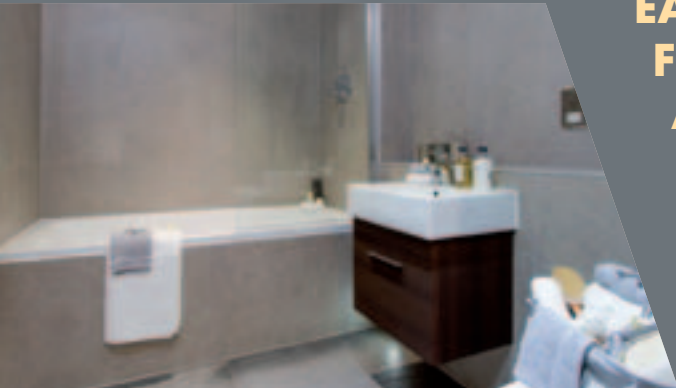


CONTEMPORARY SPACIOUS LIVING

EACH APARTMENT'S SMART, FLEXIBLE DESIGN MAKES THE ABSOLUTE MOST OF THE SPACE

Step inside Victoria House's light-filled apartments and discover spaces designed very much with modern life in mind. Spacious living areas – featuring stylish fittings and the latest appliances – are at the heart of these contemporary homes, created to be practical as well as perfect for entertaining friends and family, while the bathrooms feature glossy, designer finishing touches.

In the penthouses, meanwhile, there is even more generous space and private roof terraces enjoying treetop views across Ferndown.





VICTORIAHOUSE





SPECIFICATION

WE'VE TAKEN CARE OF EVERY LAST DETAIL AND FOCUSED ON THE FEATURES WE KNOW ARE IMPORTANT TO YOU WHEN CHOOSING A HOME

FLOOR COVERINGS AND FINISHINGS

- grey wood style bevelled laminate flooring in hallways, living and kitchen areas
- carpet or wood style laminate in bedrooms
- ceramic floor tiles to bathrooms
- bathrooms tiled to two walls including bath panel in large format tiles
- fitted wardrobes in main bedroom
- ash veneer solid front doors

KITCHENS AND BATHROOMS

- stylish high gloss kitchen units
- quartz composite worktops and upstands
- integrated appliances; dishwasher, fridge-freezer, Neff oven, hob and extractor
- washer dryer in utility cupboards
- luxury bathrooms with Hansgrohe and Crosswater fittings

LIGHTING AND ELECTRICAL

- stainless steel low voltage downlighters to hallways, living areas and bathroom
- PIR activated low level LED lighting in bathrooms
- stainless steel switches and sockets
- Adax Neo Slimline radiators with built in day and night time temperature reduction settings
- heated chrome towel rails in bathrooms
- wired for satellite TV

ADDITIONAL

- video link entry system
- lift
- stunning roof terraces to top floor penthouses
- private patios to selected apartments
- allocated parking for every apartment
- new 125 year leases
- Premier 10 Year New Home Warranty



VICTORIAHOUSE

PRINCES ROAD FERNDOWN DORSET BH22 9JR



For sales enquiries please call:
01202 890 890
 Email: ferndown@hearnes.com

Selling agents: Hearn's Estate Agents 390 Ringwood Road Ferndown Dorset BH22 9AU

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