

## Exceptional 5-Bedroom, 4-Bathroom House with Stunning Interior

Tenure: Freehold      Approx 315 sq meters (3400 sq ft)

**9 Beechwood Road, West Moors  
Ferndown, Dorset. BH22 0BN**

**Price £1,100,000**

- Wonderful Entrance Hall with Gallery Landing
- Boot Room with fitted furniture
- Stunning 'Open-Plan' Living Space
- Lounge with Vaulted Ceiling
- Utility Room & Cloakroom
- 5-Double Bedrooms
- 3-En-Suite Shower Rooms & Family Bathroom
- Wide Driveway & Integral
- Delightful Garden with Exceptional Garden Room
- Mature Location near to amenities & nature walks



An exceptional and luxurious detached home, meticulously crafted by the current owners to a standard rarely seen. Extending to approximately 3,400 sq ft, this beautifully designed residence offers outstanding accommodation with high-end fixtures and fittings throughout, perfectly suited to contemporary living.

From the moment you step inside, you're welcomed by a sense of space, natural light, and impeccable craftsmanship — highlighted by elegant oak flooring, a striking oak staircase, and an impressive galleried landing. Each room is generously proportioned, providing a harmonious layout that emphasizes the seamless connection between the living areas and the stunning rear garden.

Externally, the property continues to impress with extensive off-road parking, an integral garage, and a superb Garden Room overlooking a sunny, landscaped garden. The overall plot measures approximately 0.25 acres, offering both privacy and practicality in a truly special setting.

**Accommodation with Brief Description:**

**Spacious Entrance Hall:** Storage cupboard. Stairs to first floor gallery landing. Oak flooring.

**Boot Room:** custom fitted with cloaks cupboards & bench seat. Oak flooring

**Lounge:** An impressive room with wood burning stove & chrome chimney reaching to the top of a vaulted ceiling with feature oak beams. Bi-fold doors to rear garden. Double doors to:

**‘Open-Plan’ Living Space: (Kitchen/Dining/Lounge Area)** A stunning room with a custom design high quality kitchen centred around a large island unit. Elegant Corian worktops complement this impressive kitchen together with top quality appliances including 2 Neff high level ovens, Neff induction hob, Neff combination oven & warming drawer. Additional appliances include a Quooker tap, integrated dishwasher & walk-in larder. Space for American style fridge/freezer. LED lighting is installed, ceramic tiled flooring & bi-fold doors bring the outside-in when open.

**Utility Room:** Custom fitted to a good quality specification including Corian worktops. Space for washing machine, tumble dryer & fridge/freezer. Door to garden & integral garage.

**Cloakroom:** Vanity wash basin & WC.

**Guest Suite/Bedroom 5:** Generous double bedroom with recessed built-in wardrobe leading to internal Store Room.

**En-Suite Shower Room:** Walk-in shower, vanity wash basin & WC. Chrome heated towel rail. PIR soft lighting & LED spot lights.

#### FIRST FLOOR

**Gallery Landing:** A particular feature of the house is the gallery landing with glass balustrade. Double-sized storage cupboard.

**Bedroom 1:** Feature window overlooking rear garden. Dressing Room with custom fitted wardrobes & dresser unit. LED lighting.

**En-Suite Shower:** High quality suite comprising extra long double-ended bath, large walk-in shower, vanity wash basin & WC. Chrome heated towel rail. PIR soft lighting & LED spot lights.

**Bedroom 2:** Generous double bedroom with Velux skylight window flooding the room with natural light.

**En-Suite Shower Room:** High quality suite comprising large walk-in shower, vanity wash basin & WC. PIR soft lighting & LED spot lights.

**Bedroom 3:** Double-glazed window overlooking front aspect.

**Bedroom 4:** Double-glazed window overlooking front aspect. Access to eaves storage space.

**Family Bathroom:** High quality suite comprising panelled bath, large walk-in shower, vanity wash basin & WC. Chrome heated towel rail. PIR soft lighting & LED spot lights.

**Gas Central Heating** (Underfloor heating to ground floor & PVCu Double-Glazing throughout.

Highly insulated throughout to current regulations ensuring efficient future running costs.

TV connectivity throughout all principle rooms & bedrooms.

**Outside:**

**Wide Driveway** providing excellent ‘off-road’ parking for a number of vehicles.

**Integral Garage:** Electric roll-up front door & manual roll-up side door. Cupboard housing condensing gas boiler & pressurised hot water cylinder. Water softener.

**Rear Garden:** Large rear garden which is predominantly laid to lawn with a porcelain tiled patio to the rear of the house. The garden has been landscaped with ornamental trees and shrubs and enjoys an excellent degree of sunshine & privacy. Outside taps. Side gate.

**Garden Room:** approx 15’ x 10’. Highly insulated outbuilding with laminate flooring, LED lighting & water supply if required.

**Location:** Nestled on a large plot in a mature, well maintained private road within easy reach of local amenities, protected forest walks & good road connections to surrounding areas such as Ferndown, Ringwood & Wimborne.

**Agents Note:** The property has solar panels which generate electricity. The Company that installed the panels have a formal lease of the external roof space from 2011 for 25 years (2036), on which the panels are mounted. Electricity generated during the day is provided to the owner of No.9, free of charge, all electricity which is not used is fed into the National Grid and any payments for this are made to the Company who installed the panels.

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

Ref W05055



Approximate Gross Internal Area  
3400 sq ft - 316 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.







Stunning 'Open-Plan' Living Space



Boot Room



Spacious Hall



Wide, bi-fold doors



Fabulous Kitchen

Sensational  
interior design





Luxurious En-Suite Bathroom



Sumptuous Main Bedroom



Spacious Second Bedroom



Quality Bathrooms Throughout



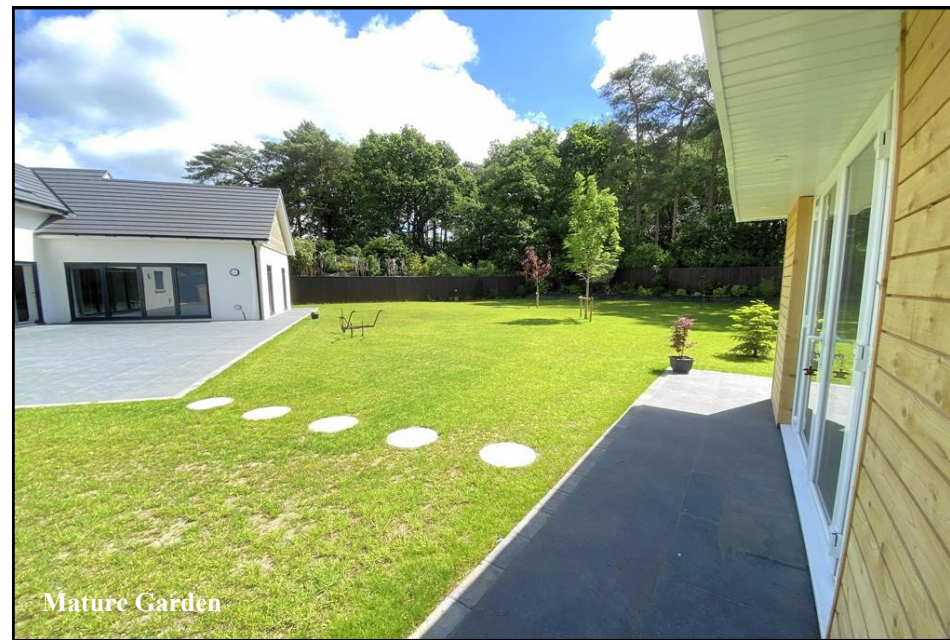
Custom Built Dressing Room

Generous  
dimensions





Rear Garden



Mature Garden



Pleasant Location



Rear Elevation