



STRATTON OAK ESTATES

96 Golf Links Road, Ferndown, BH22 8BZ

£842,000

Stratton Oak are delighted to present this STUNNING 5/6 bedroom property, located just MOMENTS FROM the prestigious FERNDOWN GOLF CLUB. Set within an EXTREMELY PRIVATE and GENEROUS sized PLOT, this property offers extensive living space with over 2,400 sq ft. It gives options for multi-generational living and all presented to a high standard throughout.

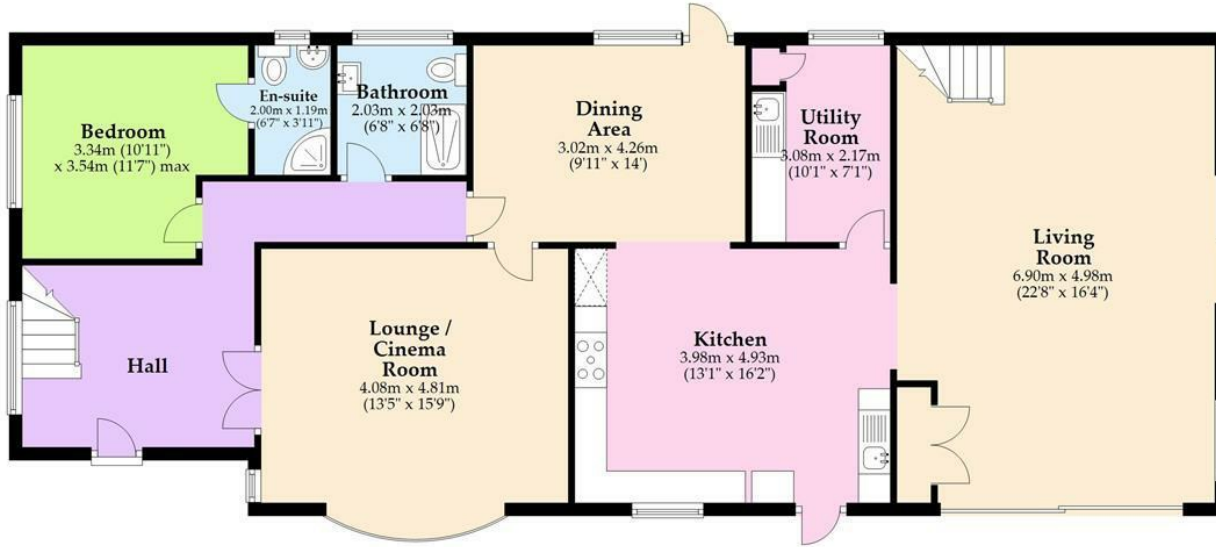
- Substantial Home with circa 2,400 sq ft of internal living space set on a large private plot with extensive parking.
- Stylish and modern living area with multi-fuel log burner and impressive aspect with full height sliding doors to garden.
- Second reception room is ideal as a cinema room with a fully working feature fireplace set in a solid marble hearth.
- Large kitchen with solid Oak units & granite worktops. Kitchen opens to a formal dining area.
- This versatile family home provides options for multigenerational living with an impressive 6 bedrooms and 6 bathrooms!
- A truly stunning Master Suite with original architecture, spacious dressing area, back lit built in wardrobes and en-suite.
- Two full sized family bathrooms, one on the first floor and one on the ground.
- Ideally located just a short walk from the prestigious Ferndown Golf Course with easy access to the local towns Bournemouth & Poole.
- Extensive block paved patio to the side with a landscaped rear garden complemented by a tree lined horizon.
- First time to market for over 20 years! Styled and designed by the current owners to a very high standard.





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**Ground Floor**  
Approx. 130.1 sq. metres (1399.9 sq. feet)



**First Floor**  
Approx. 96.2 sq. metres (1035.8 sq. feet)



Total area: approx. 226.3 sq. metres (2435.7 sq. feet)

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D			(26-30) D		
(39-54) E			(31-35) E		
(21-38) F			(36-40) F		
(1-20) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

