

THE WARREN BADGERS WALK

FERNDOWN
DORSET



Stanborough
Construction Ltd



Welcome to The Warren

Stanborough Construction is delighted to announce the next release of five new exclusive homes in Badgers Walk, just off Wimborne Road East in Ferndown.

This prestigious development already has a distinctive street scene and is set in a convenient location less than a mile away from Ferndown town centre.

Each individual dwelling is of similar stature with a variety of quality architecture designed to complement the surrounding area in a mix of brick, timber and render finish with sash style windows.

The development combines traditional construction values to the highest of standards with luxurious and carefully designed interiors to suit modern lifestyles and maximise space.

Each spacious home is arranged over two floors and has four double bedrooms. French or bi-folding doors offer rear access to patios and substantial landscaped gardens to make the most of the outside space. Each property also boasts a covered porch, double garage and block paved driveway.

Welcome to The Warren

Ferndown is a popular residential town located in East Dorset situated to the north of Bournemouth and Poole and between the charming market towns of Ringwood and Wimborne. An excellent road network surrounds it making the areas of Bournemouth, Dorchester, Christchurch and Southampton easily accessible.

The development is located on a quiet and leafy residential road with a 5 to 10 minute walk to Sainsbury's supermarket and a 5 minute drive to the town centre.

The high street offers an excellent choice

of local shops including a post office and pharmacy, restaurants and bars, as well as two banks and several supermarkets. It even has its own theatre which presents a wide range of events including live music concerts and film screenings. Ferndown also has a community centre and a state of the art leisure centre offering two heated pools, a sports hall, a fully equipped gym, squash courts and much more. For golf enthusiasts, you will find three courses within the vicinity; Ferndown Forest Golf Club, Ferndown Golf Club and the Dudsbury, complete with a hotel and spa.



The town is popular with families and is served by Ferndown's well respected first, middle and upper schools which cater for all ages, while other educational options can be found in the neighbouring areas.

Ferndown is surrounded by large areas of woodland and heathland including Holt Heath Nature Reserve, Avon Valley Country Park and Moors Valley Country Park and Forest, while the New Forest National Park, recognised for its natural beauty is just a 20 minute drive away. It is also ideally situated

close to many attractions like the Snowtrax Alpine outdoor activity centre, Adventure wonderland, Kingston Lacy House and Wimborne model town, to name just a few.

The cosmopolitan towns of Bournemouth and Poole town centres are approximately 8 and 9 miles away respectively, offering shopping on a larger scale with plenty of restaurants, tourist attractions and nightlife. The coastline boasts 7 miles of award winning beaches that the area is renowned for.



EXCEPTIONAL CRAFTSMANSHIP, INSIDE AND OUT

Established in 1995, Stanborough Construction Ltd is a family owned development company specialising in the construction of new homes across the south coast.

The company employs a small and highly experienced team and has built up an outstanding reputation over the years for providing exceptional, quality houses in desirable locations with an impressive finish.

Each home is meticulously designed to maximise space and comfort. The result can be seen in the light and airy interiors that embrace modern style whilst meeting the requirements of everyday living.

The high specification and carefully selected quality materials provide a luxurious finish and combined with subtle colours create a decor that is both soothing and refined.

KITCHEN

- Fitted shaker style kitchens
- Soft closing doors and drawers
- Neff Integrated appliances
- LED under cabinet lighting
- Minoli ceramic tiled floors
- Quartz worktops and upstands
- Separate utility rooms with spaces for washing machine and tumble dryer

HEATING AND SECURITY

- Underfloor heating system to downstairs and radiators to the first floor.
- Multi locking system to external doors
- Smoke detectors to building regulation requirements
- Carbon monoxide alarm
- Alarm system

BATHROOMS

- Vitra contemporary sanitary ware with chrome fittings
- Modern vanity sink units
- Heated towel rails
- Recess lighting or LED downlights
- Shaver socket
- Minoli ceramic tiles

HIGH QUALITY FIXTURES AND FITTINGS

- UPVC double glazed windows
- UPVC double glazed Bi-folding or French patio doors
- Hardwood front door
- Engineered oak internal doors with brass or black hardware
- Fitted wardrobes to master bedrooms
- Oak handrail to staircase with metal spindles

ELECTRICAL

- Television sockets to lounge, family areas and bedrooms 1, 2 and 3
- Chrome electrical sockets
- Telephone point
- Doorbell
- Up and over garage doors
- Data point

EXTERNAL

- White UPVC fascia boards and soffits
- Black gutters and downpipes
- External water supply tap
- Turf to rear gardens with enclosed fencing
- Paving slabs outside rear patio doors
- Block paved driveway
- Double detached or integral garage with light and power.

GUARANTEE

- 10 year structural ICW guarantee



These images depict previous Stanborough Construction projects and used for illustrative purposes only. The specification is for guidance only and may be substituted at any time. It is not intended to constitute part of any contract or warranty unless it is incorporated in writing. Purchasers are advised to check with a sales executive for the latest information.



The Ellesmere

PLOT 9

The Ellesmere is an attractive, double-fronted brick residence with a prominent porch comprising of oak posts and timber cladding above.

From the hallway, there is a generous living room on the right which runs the entire depth of the house, with bi-folding doors accessing the terrace and garden beyond.

On the left, double doors lead you into the heart of the house; an impressive free-flowing kitchen / dining and family room. The kitchen is complete with integrated appliances, including a wine fridge and a large centre island with a breakfast bar, while the dining area overlooks the rear garden through bi-folding doors.

The utility room is located adjacent to the

dining area with access to both the garden and the garage. Furthermore, there is a separate home office, as well as a cloakroom and store cupboard all leading off from the hallway.

On the first floor there is a galleried landing with four double bedrooms and a family bathroom. The master bedroom includes a luxury en suite bathroom and fitted wardrobes, with bedroom 2 benefiting from an en suite shower room.

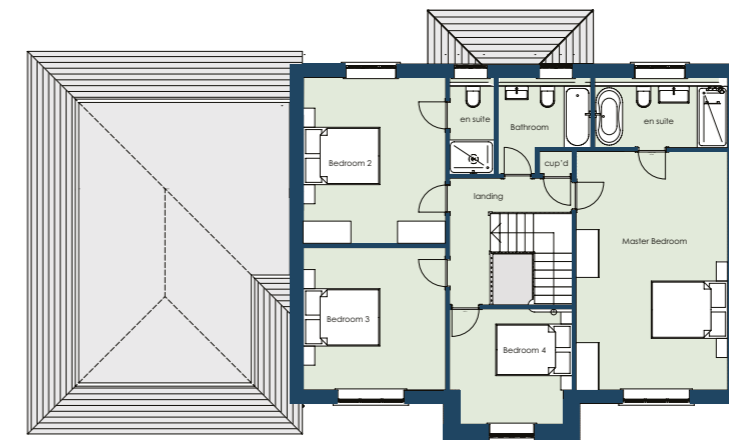
Outside, a post and rail fence runs along the front of the property with block paving providing an impressive approach to the front porch and integral double garage. The gardens have been beautifully landscaped and are enclosed by panelled fencing providing a secure and private rear garden.

The external finish may vary to the computer-generated image, please check with the site map/page and sales advisor.

THE WARREN



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Dining	2900mm x 4400mm	9'6" x 14'5"
Kitchen/Family	3700mm x 8150mm	12'1" x 26'8"
Utility	2020mm x 2900mm	6'7" x 9'6"
Living Room	3925mm x 8175mm	12'10" x 26'9"
Office	3150mm x 3575mm	10'4" x 11'8"
WC	1000mm x 1875mm	3'3" x 6'1"

FIRST FLOOR

Master Bedroom	3965mm x 6240mm	13' x 20'5"
En suite	3500mm x 1800mm	11'5" x 6'
Bedroom 2	3700mm x 4340mm	12'1" x 14'2"
Bedroom 2 En suite	1200mm x 2500mm	4' x 8'2"
Bedroom 3	3760mm x 3700mm	12'4" x 12'2"
Bedroom 4	3200mm x 3000mm	10'5" x 9'11"
Bathroom	2450mm x 1800mm	8' x 6'

Overall Square footage	206.05 sq m	2217.92 sq ft
Garage footage	35.30 sq m	380 sq ft

Please note, all imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to others within this brochure



The Greystoke

PLOT 10 & 28

The Greystoke is a stylish country inspired residence offering well planned living accommodation and benefiting from an additional room above the integral double garage.

The impressive hallway leads you directly into a spacious combined kitchen / dining and family room. The well appointed kitchen is complete with a breakfast bar for informal dining and a family area positioned in front of French doors overlooking the rear garden.

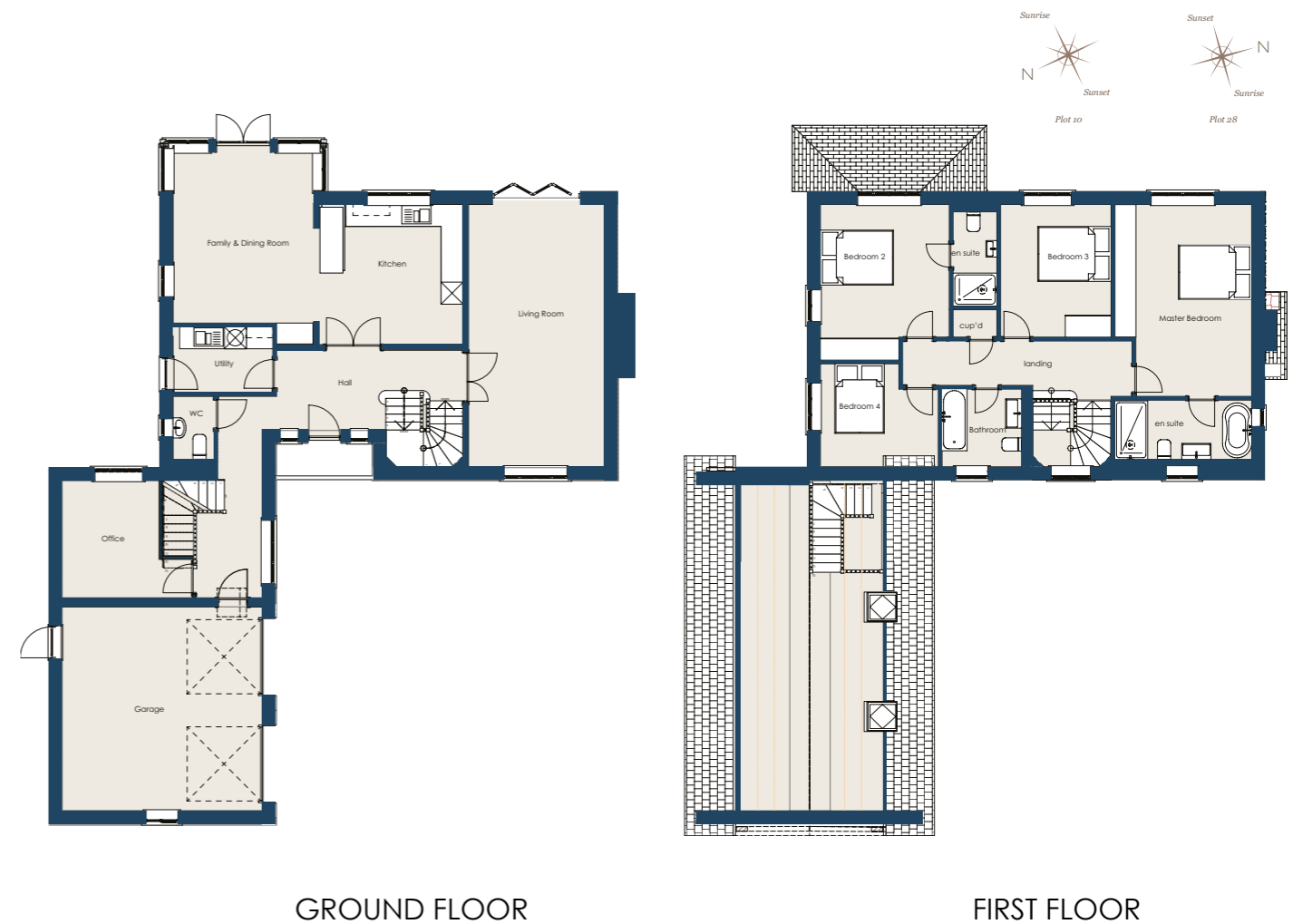
Also off the hallway there is a large double aspect lounge with bi-folding doors which open out directly onto the terrace and garden beyond.

Downstairs there is also a separate study, utility room, cloakroom and under stairs store cupboard. A secondary stairway provides

access to a spacious area above the garage offering further flexible accommodation.

The main staircase with a tall feature window takes you to the first floor. The master bedroom has views over the rear garden and features fitted wardrobes and a luxury en suite bathroom. In addition, there is a family bathroom and three further bedrooms with bedroom two also benefiting from en suite facilities.

To the outside, a block paved driveway provides ample off-road parking with delightful landscaped gardens and a generous patio area. The boundaries to the property include post and rail fencing to the front, with close board fencing and mature shrubs to the sides and rear.



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

Living Room	3760mm x 7200mm	12'4" x 17'3"
Kitchen	3900mm x 3800mm	12'9" x 12'5"
Family/Dining Room	3990mm x 4650mm	13'1" x 15'3"
Utility	1800mm x 2700mm	6' x 8'10"
Office	3250mm x 5470mm	10'8" x 17'11"
WC	1100mm x 1900mm	3'7" x 6'2"
Garage	5592mm x 6200mm	18'4" x 20'4"

FIRST FLOOR

Master Bedroom	5275mm x 3777mm	17'3" x 12'4"
En suite	1800mm x 3700mm	6' x 12'1"
Bedroom 2	3550mm x 4250mm	11'7" x 13'11"
En suite	2750mm x 1200mm	9' x 4'
Bedroom 3	3600mm x 3050mm	11'9" x 10'
Bedroom 4	2800mm x 3200mm	9'2" x 10'6"
Bathroom	2100mm x 2400mm	6'10" x 7'10"
Room over garage	6600mm x 2300mm	6'10" x 7'10"
Overall Square footage	204.85 sq m	2205 sq ft
Garage footage	30.37 sq m	327 sq ft



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The Kingswood

PLOT 27

The Kingswood is a spacious family home with a versatile layout in a brick finish with a timber clad feature to the facade.

The elegant hallway opens up to a double aspect lounge to the right and connects to the terrace and garden via bi-folding doors. The luxurious kitchen is to the rear, complete with integrated appliances and a bespoke island feature suitable for casual dining which flows into the dining room.

Also downstairs, there is a separate utility room with a side door for access to the garden, a cloakroom, store cupboard and an additional room that can be used as a family room or an

all-important home office.

On the first floor a generous master bedroom is served by a large en suite bathroom and a walk-in wardrobe. Bedroom two also includes an en suite shower room, whilst bedrooms three and four share the family bathroom.

Outside there is a detached double garage and a block paved driveway providing additional off-road parking. The gardens have been attractively landscaped and the rear garden privately backs onto established trees and shrubs. The boundaries to the property include post and rail fencing to the front, with close board fencing to the sides and rear.

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GROUND FLOOR

Kitchen	4150mm x 4050mm	13'7" x 13'3"
Dining Room	3900mm x 3800mm	12'9" x 12'5"
Living Room	4000mm x 7300mm	13'1" x 23'11"
Office	3000mm x 3100mm	9'10" x 10'2"
Utility	1800mm x 2950mm	6' x 9'8"
WC	1000mm x 1800mm	3'3" x 6'

FIRST FLOOR

Master Bedroom	4100mm x 4550mm	13'5" x 14'11"
En suite	2600mm x 3500mm	8'6" x 11'5"
Wardrobe	1300mm x 3500mm	4'3" x 11'5"
Bedroom 2	3600mm x 4100mm	11'9" x 13'5"
En suite	1200mm x 2700mm	4' x 8'10"
Bedroom 3	3050mm x 3500mm	10' x 11'5"
Bedroom 4	3350mm x 3000mm	11' x 9'11"
Bathroom	2100mm x 2300mm	7' x 7'6"

Overall Square footage	187.57 sq m	2019 sq ft
Garage footage	36.69 sq m	395 sq ft

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Amberley

PLOT 29

The Amberley is a four bedroomed substantial detached home in a rendered finish and heritage style windows sitting beautifully on a westerly facing plot.

On entering this property, the large hallway leads you directly through double doors into the open plan kitchen and dining room. The kitchen is complete with a large centre island, perfect for entertaining and fully integrated appliances. The utility room is located off the kitchen with a side door to the outside.

Also off the hallway is an additional room offering the flexibility of either a snug or home office and a formal dual aspect lounge.

Access to the rear garden is through two pairs of

bi-folding doors from both the kitchen and living room which open out onto a large terrace.

The staircase with a large feature window takes you to the first floor. The master bedroom is well positioned overlooking the rear garden and has built in wardrobes and a luxurious en suite bathroom. Bedroom two also has en suite facilities, while the two remaining bedrooms share the family bathroom.

Outside, the property boasts an attached double garage and a block paved driveway providing generous off-road parking. The gardens have been attractively landscaped with planted borders and the rear garden has an excellent degree of seclusion with close board fencing.

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GROUND FLOOR		
Lounge	3925mm x 7150mm	12'10" x 23'5"
Kitchen/Dining Room	6600mm x 5400mm	21'8" x 17'8"
Office	3400mm x 3975mm	11'1" x 13'
wc	1250mm x 2000mm	4' x 6'6"
Utility	2100mm x 3350mm	7' x 11'
Garage	5950mm x 6200mm	19'6" x 20'4"
FIRST FLOOR		
Master Bedroom	4600mm x 4875mm	15'1" x 16'
En suite	2175mm x 3900mm	7'1" x 12'9"
Bedroom 2	4625mm x 3800mm	15'1" x 12'5"
En suite 2	1200mm x 2700mm	4' x 8'10"
Bedroom 3	3475mm x 3550mm	11'5" x 11'7"
Bedroom 4	2625mm x 3695mm	8'7" x 12'1"
Bathroom	1975mm x 2425mm	6'5" x 8'
Overall Square footage	195.93 sq m	2109 sq ft
Garage footage	36.69 sq m	395 sq ft

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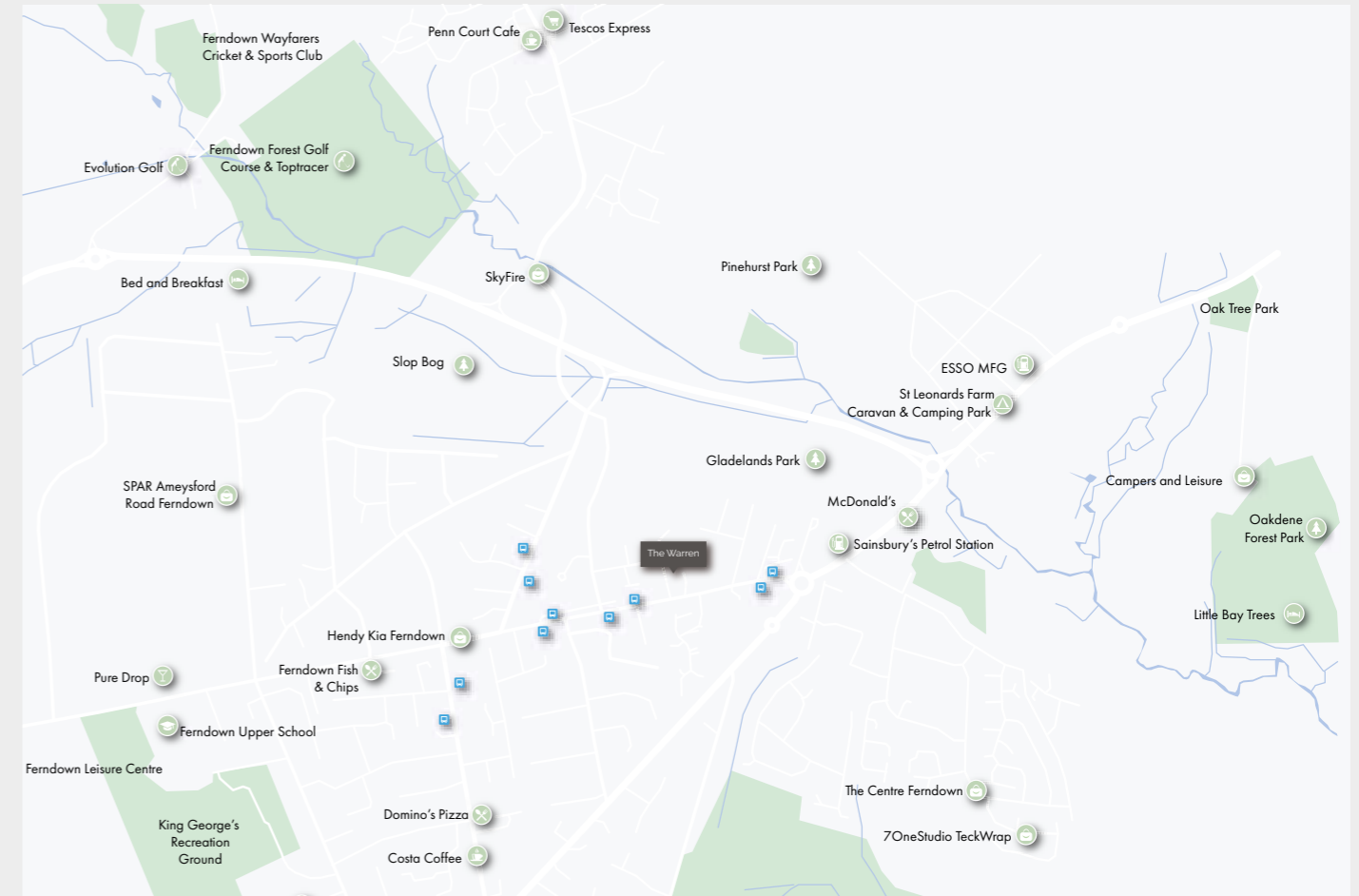
Around and About

The development lies adjacent to the A31 for easy commuter links. To the east through the New Forest, it connects to the M27 for Southampton and thereafter onto the M3 for Winchester and London. To the west the A31 bypasses Wimborne and joins the A35 for East Dorset and Devon.

The nearest major train station is Bournemouth (7 miles) with direct services to London Waterloo in just under 2 hours. Bournemouth International Airport is just 4 miles away and offers both domestic and European flights, with more destinations available from Southampton Airport (28 miles). A good local bus service covers the immediate area and offers services in all directions to the neighbouring towns.

The nearby Port of Poole (11 miles) provides a regular ferry service to both France and the Channel Islands, while the cruise terminal of Southampton is approximately 27 miles away.

Please note: It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists' impressions, photographs, floor plans, configurations and layouts are included for guidance only. The developer and agent therefore wish to make it clear (in line with Property Misdescriptions Act of 1991) that none of the material issued or depictions of any kind made on behalf of the developer and agent, can be relied upon as an accurate description in relation to any particular or proposed house or development. All images must be treated as 'illustrations' and are provided as guidance only. These 'illustrations' are subject to change without notice and their accuracy is not guaranteed: nor do they constitute a contract, part of a contract or warranty.



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