

Linden Close

West Parley, BH22 8RS



HEARNES

WHERE SERVICE COUNTS



“A cleverly extended and beautifully finished chalet style home with a 70’ secluded garden in a sought after cul de sac”

FREEHOLD PRICE £650,000

This superbly positioned and substantially enlarged two double bedroom, one shower room, one bathroom, two reception room detached chalet style has a 75’ secluded and enclosed rear garden detached single garage and an in and out driveway providing generous off road parking.

This light and spacious property has some striking features which include an impressive entrance hall with vaulted ceiling along with a partly vaulted ceiling in the kitchen/breakfast room which leads out to the garden room. The generous sized plot is also a particular feature along with this sought after cul-de-sac location within West Parley.

- **An extended and superbly appointed two double bedroom detached chalet style home with a 75’ secluded garden**

Ground floor:

- 22’ Impressive **entrance hall** which immediately gives the ‘wow’ factor with wooden flooring, vaulted ceiling and staircase with glass balustrade leading to the first floor
- **Cloakroom** finished in a stylish white suite
- Generous sized **lounge** with wooden flooring, double glazed window overlooking the front garden and a living flame coal effect electric fire with stone surround creating an attractive focal point of the room
- **Kitchen/breakfast/dining room** beautifully finished with extensive granite worktops with matching upstands. There is an excellent range of integrated appliances to include induction hob with extractor canopy above, twin ovens fridge freezer and dishwasher, ample space for dining table and chairs in the dining area and a vaulted ceiling with three velux windows flooding this space with lots of natural light
- **Garden room** which enjoys a delightful outlook over the secluded rear garden and has bi-fold doors leading out onto a patio area
- **Utility room** with recess for fridge, recess and plumbing for washing machine, sink unit and double glazed door leading out into the rear garden
- Generous sized **guest double bedroom** enjoying a view over the rear garden
- Spacious **en suite shower room** incorporating a large walk-in shower area, wall mounted wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring

First floor:

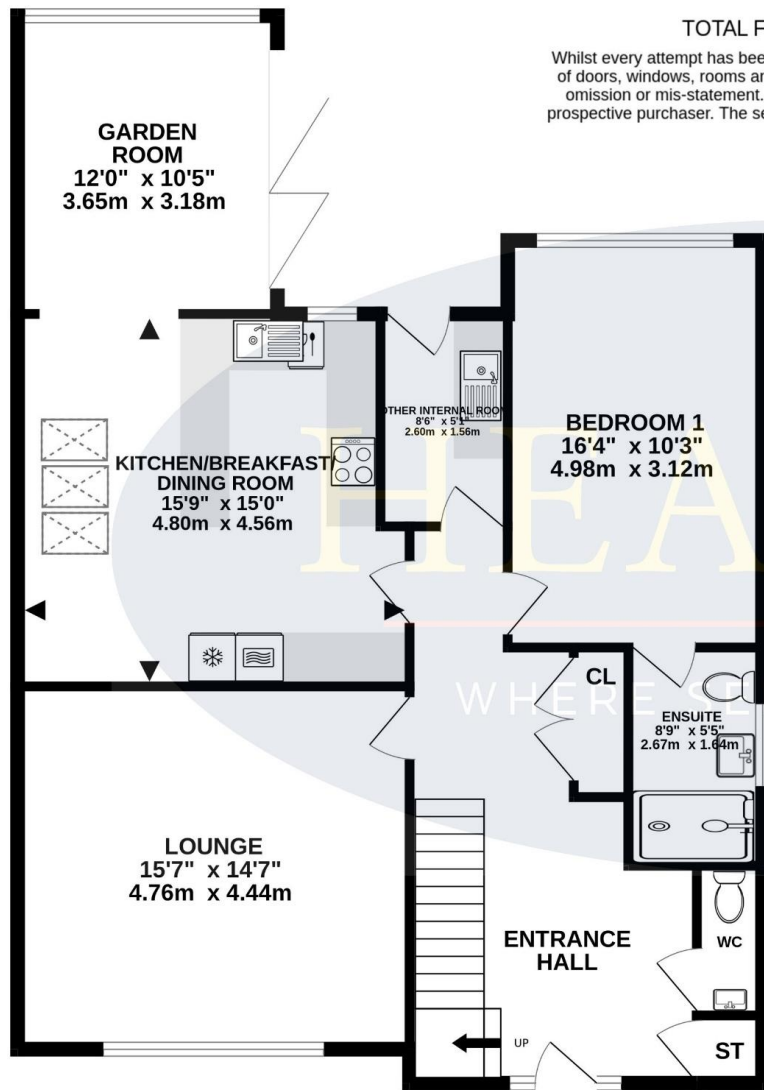
- **Landing** with walk-in airing cupboard
- **Bedroom one** which is a large double bedroom with access into the eaves for useful storage
- **Walk-in wardrobe** with fitted hanging rails, shelving and access into the eaves for useful storage
- Spacious **en-suite bathroom/shower room** incorporating a panelled bath, good sized corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: F

EPC RATING: C



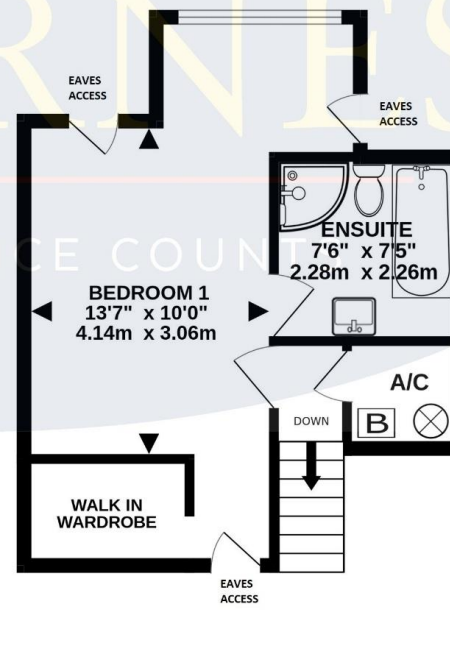




GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.

TOTAL FLOOR AREA : 1587 sq.ft. (147.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



NOT LOCATED IN EXACT POSITIONS
211 sq.ft. (19.6 sq.m.) approx.

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Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, is considerably larger than the average measuring 75' x 50' and is fully enclosed. Adjoining the rear of the property there is an Indian sandstone paved patio with side paths and side gate located on both sides of the property. The remainder of the garden is predominantly laid to lawn. Within the garden there is a summerhouse and a garden store. The garden needs to be seen to be fully appreciated
- A front block paved in and out **driveway** provides generous off road parking which in turn leads up to a detached single garage
- Detached single **garage** has light and power, a remote control up and over door and a rear personal door
- Further **benefits** include double glazing, UPVC fascias and soffits and a gas fired heating system

There is a small selection of amenities at West Parley approximately 900 metres away. Ferndown town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a championship golf course on Golf Links Road.



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