

Wight Walk

West Parley, Dorset BH22 8QA



HEARNES

WHERE SERVICE COUNTS



“A simply stunning and superbly appointed family home on secluded plot measuring 0.23 of an acre ”

FREEHOLD PRICE GUIDE PRICE £800,000

This recently refurbished substantially enlarged and beautifully finished three double bedroom, two bathroom, one shower room, detached family home has a single garage and a driveway providing generous off-road parking and a landscaped 65ft secluded rear garden with outbuilding.

The current owners have managed to create a simply stunning 2,100sq ft light, spacious and stylish family home which has been finished to an extremely high standard with some lovely finishing touches. A particular feature of the ground floor accommodation is a 34ft x 23ft open plan kitchen/breakfast/dining/lounge area which has two sets of bi-fold doors opening out into the landscaped secluded rear garden. An early viewing of this fantastic and impeccably presented family home is strongly recommended.

Ground floor

- **2,100sq ft beautifully finished three double bedroom detached family home occupying a secluded plot measuring 0.23 of an acre**
- **14ft x 12ft Impressive entrance hall** with polished porcelain tiled floor
- **23ft Beautifully finished kitchen/breakfast area** incorporating extensive quartz worktops with matching upstands, an excellent range of twin tone base and wall units, an excellent range of integrated appliances to include twin ovens, induction hob with extractor canopy above, larder fridge and under counter freezer. The integrated dishwasher and sink unit set within a quartz worktop is located within the dining area. A polished porcelain tiled floor with electric underfloor heating continues through into the lounge/dining area.
- **34ft Open plan lounge/dining area** with gas fired underfloor heating and polished porcelain tiled floor with two ceiling skylights flooding this family entertaining space with lots of natural light and two sets of double glazed bi-folds doors opening to offer uninterrupted views over the secluded and landscaped rear garden
- **Good sized utility room** with base and wall units, sink unit, integrated washing machine, polished porcelain tiled floor, cupboard housing wall mounted fired boiler and internal door leading through into the garage
- **Family room** with fitted storage and a bay window overlooking the front garden
- **Two generous sized double bedrooms**
- **Family wet room**, incorporating a walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, oversized wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Family bathroom** beautifully finished in a stylish white suite incorporating a shower bath with shower over, chrome raindrop shower head and separate shower attachment, WC, oversized wash hand basin with vanity storage beneath, fully tiled walls

First floor

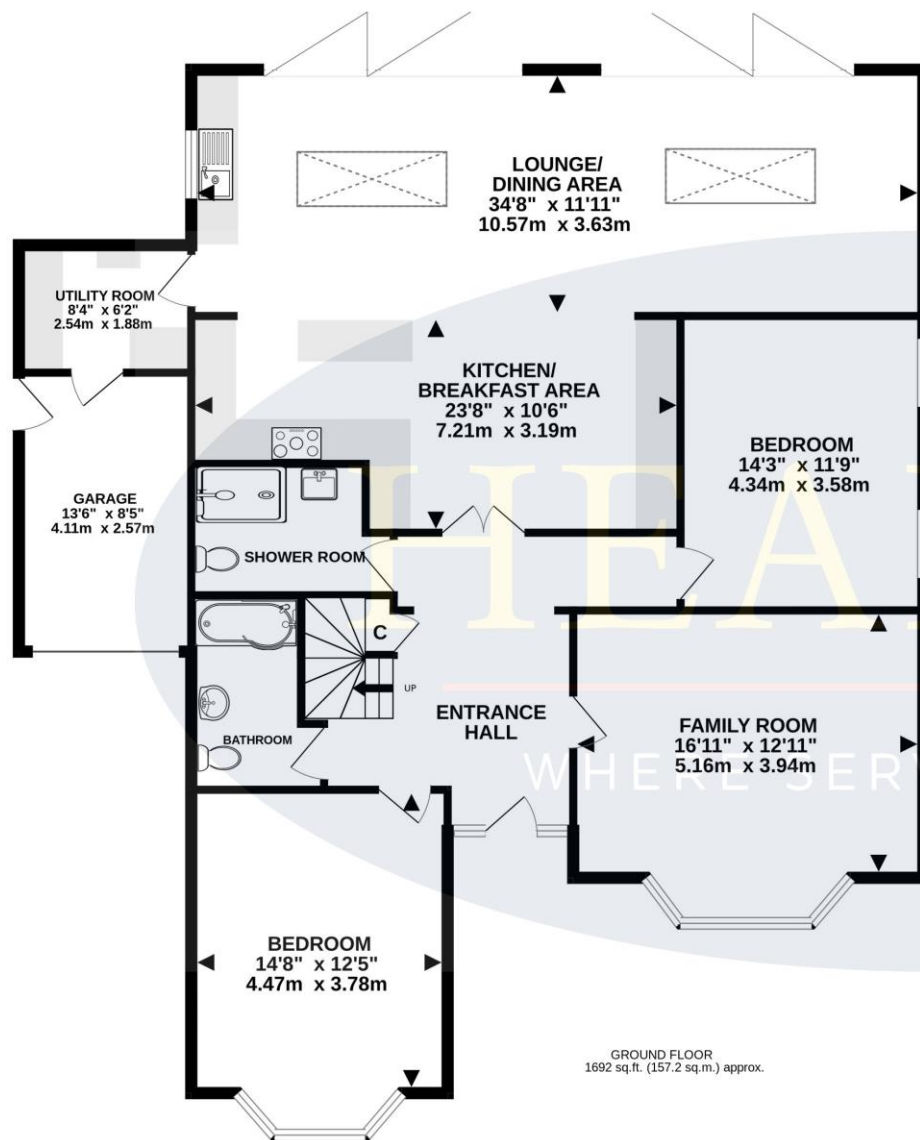
- **Good sized first floor landing** with a walk-in storage cupboard which has access into the eaves for useful and accessible storage
- **Master bedroom** is an impressive 13ft x 12ft dual aspect bedroom with fitted dressing table,
- **Walk-in wardrobe** with hanging rails and shelving
- **En-suite bathroom**, beautifully finished in a stylish white suite incorporating a panelled bath, mixer taps and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls

COUNCIL TAX BAND: F

EPC RATING: C







TOTAL FLOOR AREA : 2152 sq.ft. (199.9 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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NOT LOCATED IN EXACT
POSITION
100 sq.ft. (9.3 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, is fully enclosed, measures approximately 60ft x 60ft.
- Adjoining the rear of the property there is a good sized **Indian sandstone paved patio** with a side path leading down to a side gate. The remainder of the garden is predominantly laid to lawn.
- At the far end of the garden there is a **rockery with paved patio** and a path leading down to a useful **timber storage shed**
- Also, in the far end of the corner of the garden there is a **decked and paved entertaining and covered BBQ area** along with a **summer house** which has light and power and a double glazed door and window. This would make an ideal home office. Currently it provides a fantastic spot to relax and enjoy this beautiful garden
- **Double wooden gates** open to a **front graveled driveway** providing generous off-road parking for several vehicles, which in turn leads up to a single garage
- **Single garage** has a metal up and over door, light and power, side personal door and an internal door leading through into the utility room
- A **good sized area of front lawn**. The garden itself is fully enclosed by mature shrubs and fencing

Further benefits include double glazing, a gas fired heating system and the property can be offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located 1.5 less than miles away

Ferndown also has a championship golf course on Golf Links Road. The clubhouse of the golf course is located approximately less than 1 mile away



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