

# Station Road,

West Moors, Dorset, BH22 0JG



**HEARNES**

WHERE SERVICE COUNTS







# ***“A sympathetically modernised and substantially enlarged 2,200 sq ft character family home sitting centrally on a good sized secluded corner plot”***

## **FREEHOLD OFFERS OVER £780,000**

An extremely attractive substantially enlarged and beautifully finished four double bedroom, two bathroom, three reception room detached family home with a detached double garage, driveway providing generous off road parking, immaculately kept secluded gardens wrapping around the four sides of the property.

This extremely attractive double fronted 2,200 sq ft period house has been owned by the current owners circa 22 years. Over the years the property has undergone a number of improvements as well as being enlarged. The property has also been sympathetically modernised with features include: high quality replacement sashed double glazed windows and the period features have been retained where possible.

The property enjoys a popular and convenient location within the village of West Moors and is located approximately 800 metres from the village centre.

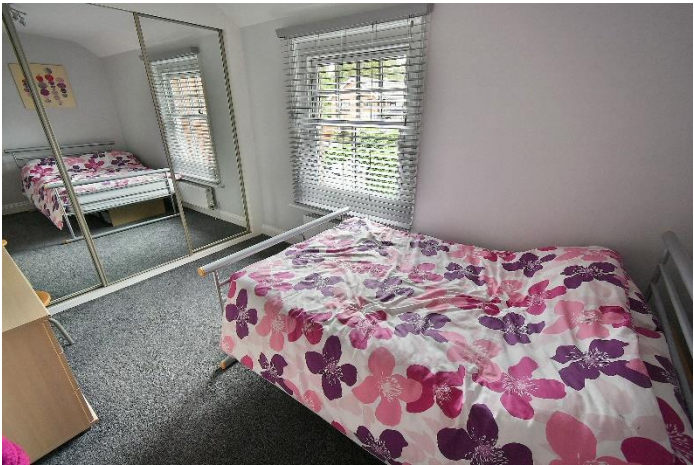
- **A sympathetically modernised and substantially enlarged 2,200 sq ft four double bedrooms detached family home occupying a large and secluded corner plot**
- Original front door leading through into a spacious **entrance hall/study area** with an understairs cupboard
- 28' x 17' **Open plan living/dining room** which enjoys a triple aspect
- The **living area** has a bay window overlooking the front garden and an imposing feature fireplace creating an attractive focal point of the room
- The **dining area** has a double glazed window overlooking the immaculately kept garden. French doors lead out onto a covered patio area, feature fireplace, ample space for dining table and chairs
- 23' Dual aspect **kitchen/breakfast room** incorporating ample rolltop worksurfaces with a good range of base and wall units, recess for range cooker with an extractor canopy above, recess and plumbing for dishwasher, recess for fridge/freezer, attractive tiled splashbacks, ample space for breakfast table and chairs, double glazed French doors leading out into the rear garden and a further door leading out onto a covered patio area
- **Utility room** with a wall mounted gas fired boiler, rolltop work surfaces with an inset sink, recess for freezer and recess with plumbing for washing machine
- **Dining room/family room** which is currently being used as a playroom
- **Lounge** which enjoys a dual aspect with a bay window overlooking the front garden and a feature fireplace
- Ground floor **cloakroom** finished in a white suite incorporating a WC, wall mounted wash hand basin, fully tiled walls and flooring
- Generous sized **first floor landing** with original French doors opening out onto a front balcony
- Generous sized **master bedroom** with a bay window to the front aspect
- Spacious and re-fitted **en-suite bathroom/shower room** finished in a Heritage style white suite incorporating an oversized bath with mixer taps and shower attachment, separate shower cubicle, WC, pedestal wash hand basin
- **Bedroom two** is also a generous sized double bedroom with a box bay window overlooking the front garden
- **Bedroom three** is also a double bedroom with fitted floor to ceiling wardrobes with mirrored sliding doors and a double glazed window to the side aspect
- **Bedroom four** is also a double bedroom with a double glazed window to the rear aspect
- Generous sized family **bathroom** finished in a Heritage style white suite incorporating a claw footed rolltop bath with mixer taps and shower attachment, corner shower cubicle, WC, pedestal wash hand basin, tiled floor and partly tiled walls

**COUNCIL TAX BAND: F**

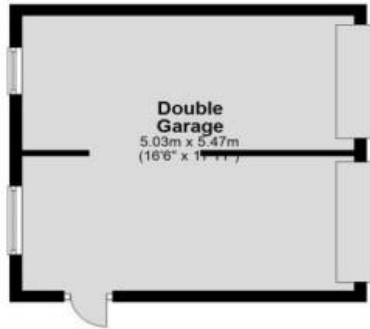
**EPC RATING: D**











**Ground Floor**  
Approx. 128.7 sq. metres (1385.4 sq. feet)



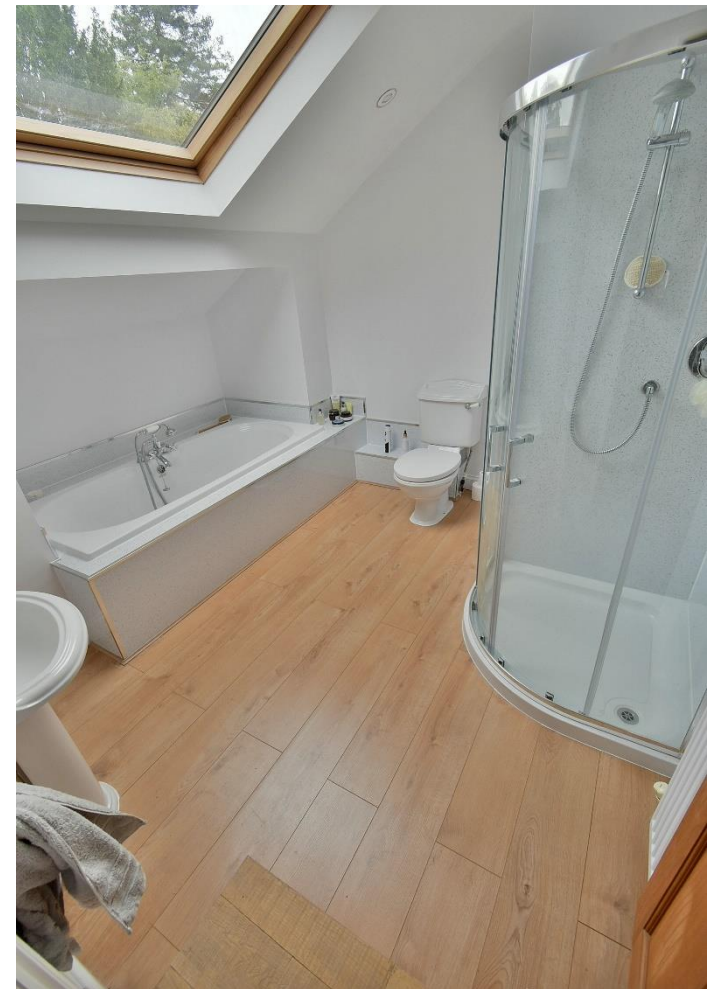
**First Floor**  
Approx. 83.2 sq. metres (896.0 sq. feet)



Total area: approx. 212.0 sq. metres (2281.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.









## Outside

- The **gardens** which surround the property are a superb feature as they are immaculately kept and offer an excellent degree of seclusion. Adjoining the rear of the property there is a block paved patio area with a gate leading out onto a driveway and side door into the detached double garage. On either side of the property there are two areas of immaculately kept and good sized lawns and two useful timber storage sheds
- The **side lawns** continue round to join the front lawn which is again a good size and immaculately kept. A paved path bordered by a box hedge leads up to the front covered front entrance to the property
- A block paved **driveway** provides generous off road parking and in turn leads up to a detached double garage
- Detached **double garage** has an internal wall creating two single garages, light and power and a side personal door
- **Further benefits** include double glazing and a gas fired heating system

The village of West Moors has a good selection of day to day amenities. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2.5 miles away whilst the market town of Wimborne is located approximately 5.5 miles away.





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