

# Chine Walk,

West Parley, BH22 8PR



**HEARNES**

WHERE SERVICE COUNTS







***“A 1930’s character cottage with planning permission granted to enlarge and enhance to a circa 3,100 sq ft property occupying a private south facing corner plot measuring 0.43 of an acre”***

**FREEHOLD GUIDE PRICE £975,000**

This superbly positioned and rarely available 1930’s detached character cottage offers four double bedroom, one bathroom, one shower room, two reception rooms with a 120’ landscaped and secluded south facing rear garden with a heated swimming pool and a log cabin, front driveway providing generous off road parking for several vehicles and single garage.

Stone Cottage occupies a private corner plot measuring 0.43 of an acre whilst enjoying an extremely sought after location within West Parley.

The current owners have had planning permission granted to transform this character cottage into a luxurious 3,100 sq ft family home which sits centrally on a landscaped plot. The garden has undergone an extensive programme of work and is currently a particular feature as it has a heated swimming pool, log cabin, decked seating area, two areas of immaculately tendered lawn and the garden offers an excellent degree of seclusion.

Stone Cottage has managed to retain its original features such as the original fireplace, servant bell, metal Crittall windows and an original front door which leads through into the entrance hall.

- **Four double bedroom detached character home occupying a larger than average southerly facing corner plot measuring 0.43 of an acre**
- **Entrance hall** with a good sized understairs cupboard
- **19’ Dual aspect lounge** with a bay window overlooking the side garden, double glazed French doors leading out into the rear garden and a wooden panel feature wall with integrated storage cupboards and tv recess creating an attractive focal point of the room
- **Dual aspect kitchen** incorporating ample rolltop worksurfaces with a good range of base and wall units, integrated oven, combination oven, hob with extractor canopy above, dishwasher, sink unit with drainer, window overlooking the front garden, window overlooking the courtyard garden
- **Inner lobby** with doors leading out to the front garden and rear garden
- **Utility** with a wall mounted gas fired Worcester boiler, space for fridge freezer
- **Shower room** re-fitted in a stylish white suite incorporating a good sized corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Dual aspect dining room** with an original feature fireplace, window to the side aspect and window overlooking the rear garden
- **Rear hallway** with double glazed French doors leading out into the rear garden

**First Floor**

- **Bedroom one** is a good sized double bedroom enjoying a dual aspect with a fitted wardrobe
- **Bedroom two** is also a good sized double bedroom enjoying a dual aspect with fitted wardrobe
- **Bedroom three** is a double bedroom enjoying a dual aspect
- **Bedroom four** could be used as a double bedroom. This room is currently being used as a dressing room and enjoys a dual aspect
- **Bathroom** re-fitted in a stylish white suite incorporating a shower bath with chrome raindrop shower head and separate shower head, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

**COUNCIL TAX BAND: F**

**EPC RATING: D**







Front Elevation - North



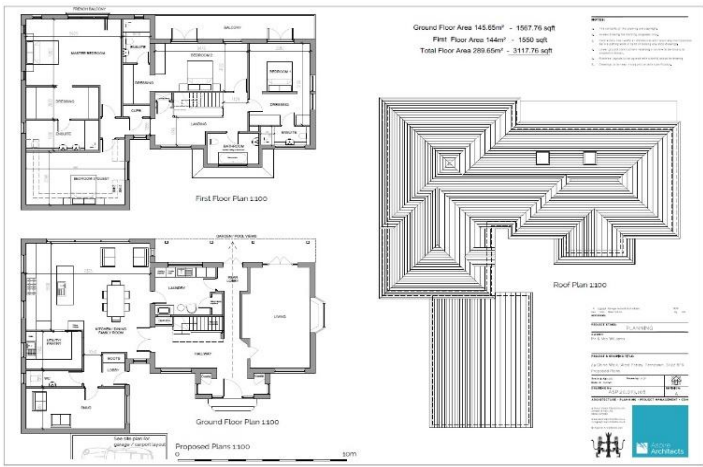
Side Elevation - West



Rear Elevation - South



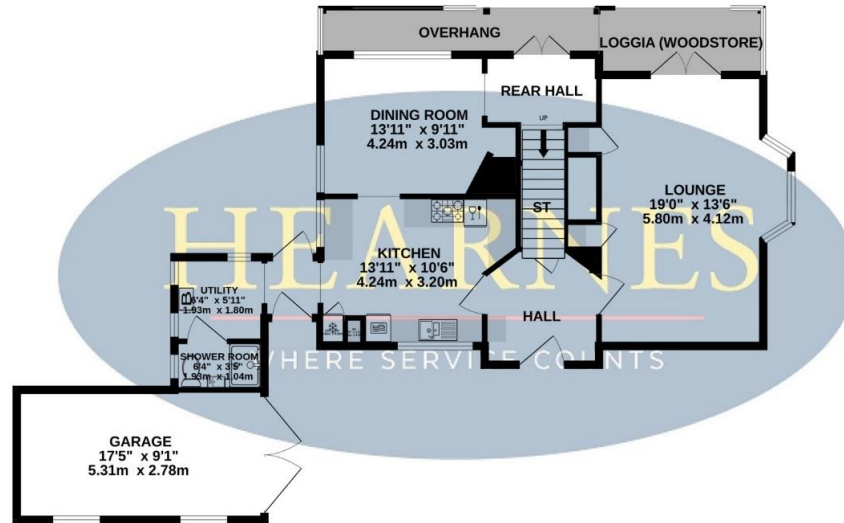
Side Elevation - East



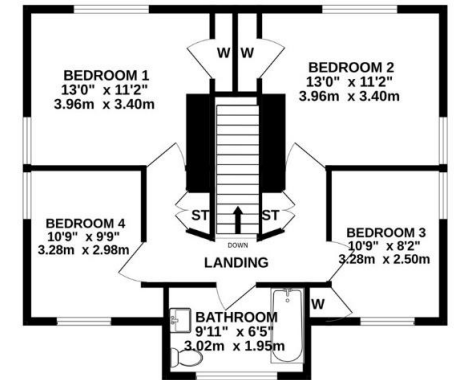
NOT LOCATED IN THE EXACT POSITION  
383 sq.ft. (35.6 sq.m.) approx.



GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1909 sq.ft. (177.3 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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## Outside

- The **rear garden** is without a doubt a superb feature of the property as it offers an **excellent degree of seclusion**, measures approximately 120' x 80', faces a southerly aspect and has been recently landscaped
- Adjoining the rear of the property there is a good sized paved patio area which adjoins a pool area. There is an ornately shaped heated **swimming pool** surround by a resin bonded patio which borders a decked seating area. Also within the lower level of garden there is a high quality log cabin
- The **log cabin** is a fantastic entertaining space as it is currently set up as a family room with a bar area. This would also make an ideal home office or gym. The log cabin has air conditioning, light and power, double glazing and bi-fold doors which lead out onto the covered **fantastic decked seating area**
- There is a large area of **side lawn** which also offers a **good degree of privacy**. Resin bonded pathway leads down to a side gate. Impressive set of wide Portland stone steps lead up onto an expanse of formal lawn which is immaculately kept and bordered by a low level wall and railway sleepers. The garden itself is fully enclosed by mature shrubs and fencing
- A **front driveway** provides ample space for several vehicles/boat/caravan or motor home and in turn leads up to a single garage
- **Single garage** has light and power, eaves storage and double wooden doors
- **Further benefits** include 6 outside taps (5 back, 1 front) mood outside lighting and multiple power points around the rear garden

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away. Ferndown also has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately 1 mile away.





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