

Church Lane

West Parley, Dorset BH22 8TS



HEARNES

WHERE SERVICE COUNTS



“A stunning 1,500 sq ft bungalow with a 125 ft secluded west facing garden occupying a plot measuring 0.21 of an acre”

FREEHOLD PRICE £775,000

This beautifully finished and substantially enlarged four double bedroom, one bathroom, one shower room, two reception room detached bungalow has a 125ft secluded and landscaped west facing rear garden with a front driveway providing generous off road parking to comfortably fit four standard vehicles and occupying a private plot measuring 0.21of an acre.

This simply stunning and deceptively spacious 1,500 sq ft bungalow has been cleverly designed with the principal rooms which have underfloor heating overlooking a secluded west facing rear garden. No expense has been spared to the overall finished and there are some lovely finishing touches.

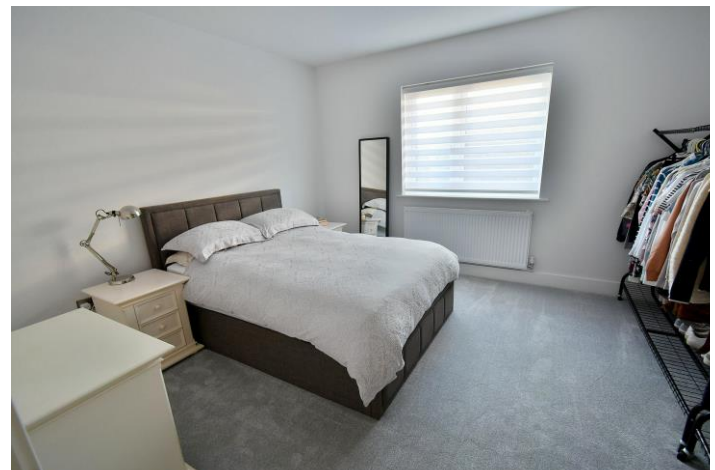
Church Lane is a sought after semi-rural location within West Parley.

- **A beautifully finished 1,500 sq ft four double bedroom detached bungalow occupying a secluded plot measuring 1/5th of an acre**
- **23ft Spacious entrance hall** with double storage cupboard and loft access, the loft being partially boarded and providing storage area
- **Stunning open plan 25ft x 18ft kitchen/dining/family room** with underfloor heating
- **The kitchen area** has been beautifully finished with extensive granite worktops with matching upstands and an inset stainless steel sink unit with rinse hose. There is an excellent range of base and wall units and integrated appliances to include Bosch double oven and grill, 800mm Neff induction hob with extractor canopy above, Bosch dishwasher, space for American style fridge/freezer and double glazed window overlooking the rear garden
- **The dining/family area** has an atrium style ceiling skylight flooding this fantastic space with lots of natural light and bi-fold doors opening into the landscaped west facing rear garden
- **18ft Lounge** enjoying a pleasant outlook over the rear garden, double glazed window overlooking the rear garden, underfloor heating
- **Generous size utility room** also finished with granite worktops and matching upstands with a good range of base and wall units, recess and plumbing for washing machine, recess for condensing tumble dryer, underfloor heating
- **Office/snug** with double glazed window to the side aspect and underfloor heating
- **Bedroom one** is a generous size double bedroom with a partly vaulted ceiling and electrically operated velux windows with blinds
- Luxuriously appointed and spacious **en-suite shower room** incorporating a good size corner shower cubicle with black raindrop shower head and separate shower attachment, contemporary wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- **Bedrooms two, three and four** are all also double bedrooms
- Sumptuously appointed and spacious **family bathroom** incorporating an over sized shower/bath with brass raindrop shower head and attachment, WC, floating wash hand basin with vanity storage beneath, fully tiled walls and flooring

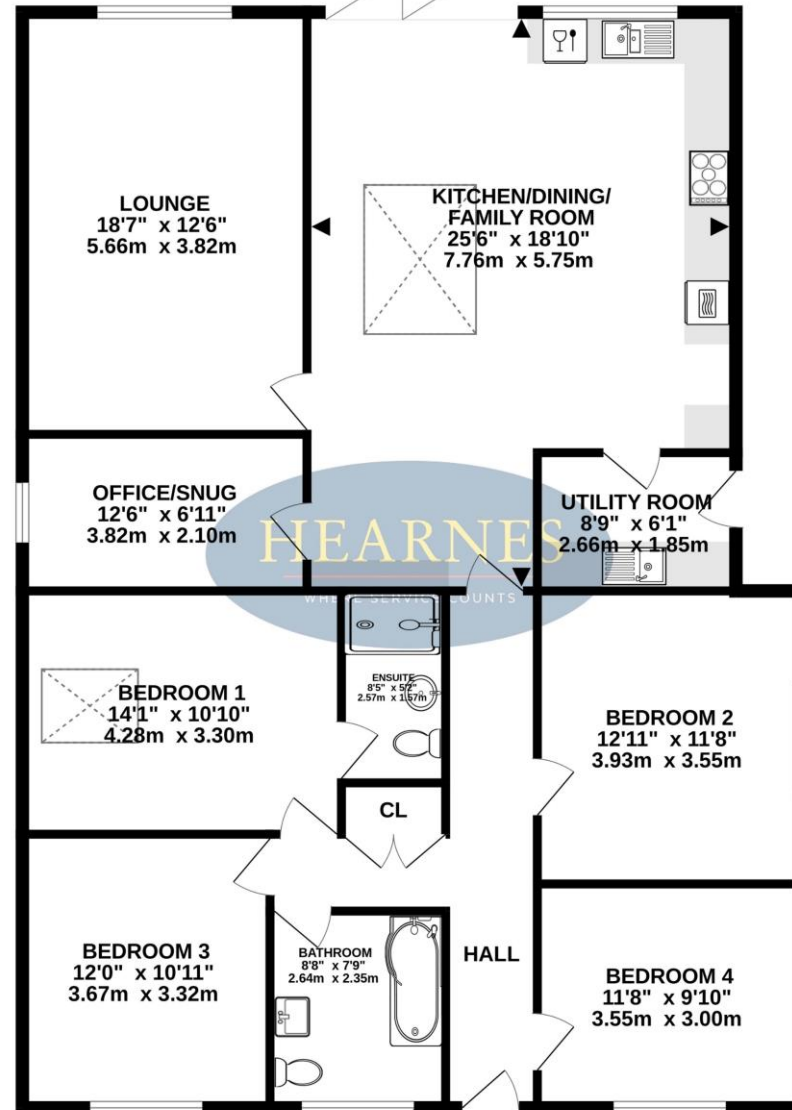
COUNCIL TAX BAND: D

EPC RATING: E (based on the property prior to renovation – this rating is likely to be improved)





GROUND FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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 doubt a superb feature of the property as it measures approximately 125ft, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a large and ornately shaped **Indian sandstone patio** with a side path leading down to a side gate. The remainder of the garden is laid to lawn and bordered by well stocked flower beds. At the far end of the garden there is a **barbeque area and timber shed**. The garden itself is fully enclosed by fencing
- **The front garden** has been cleverly landscaped to incorporate a block paved driveway providing generous off road parking. The front garden is stocked with many attractive plants and shrubs and is retained by wooden railway sleepers. A block paved path leads up to an oak framed front porch
- **Further benefits include;** double glazing and a gas fired heating system. The property could also be offered with no onward chain

There is a good selection of amenities in West Parley half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately two miles away.



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