

New Road

West Parley, Dorset, BH22 8EA





“A substantially enlarged and superbly appointed 2,300 sq ft versatile family home with a secluded west facing 70ft garden”

FREEHOLD GUIDE PRICE £675,000

This cleverly enlarged and beautifully finished four bedroom, two bathroom, one shower room, three reception room detached family home has a 70ft secluded west facing rear garden, detached garage (with adjoining utility room) and driveway providing generous off-road parking. Situated in a popular and convenient location within the heart of West Parley.

The current owners have managed to create a 2,300 sq ft light, spacious and versatile family home which occupies a secluded plot in a sought after and convenient location in West Parley.

- **2,100 sq ft four bedroom, three reception room detached family home with a secluded 70ft west facing rear garden**

Ground Floor:

- 23ft x 15ft Impressive **entrance hall** with linen cupboard and coat cupboard
- **14ft Kitchen/breakfast room** incorporating ample marble effect work surfaces and matching upstands, a central island unit also finished with matching worktops that continue round to form a breakfast bar, a good range of high gloss base and wall units and an excellent range of integrated appliances to include oven, grill, hob and extractor, dishwasher, fridge and freezer and windows offering a pleasant outlook over the private west facing rear garden. Double doors lead through to the lounge/dining room and there is an opening through to the snug
- **Snug** enjoying a dual aspect, with a cupboard housing a wall-mounted gas-fired boiler. A door leads out to a private patio area
- 28ft Dual aspect **lounge/dining room**
- **Lounge area** with contemporary freestanding wood burning stove on a slate hearth creating an attractive focal point
- **Dining area** with ample space for an 8-seater dining table and chairs and French doors leading out to the rear garden
- 15ft **Living room/bedroom** with a bay window overlooking the front garden and a living flame log effect electric fire, this would also make a good double bedroom
- **Double bedroom**
- **En-suite shower room** finished in a white suite
- Additional **double bedroom** with fitted wardrobes
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath, separate shower cubicle, stylish and contemporary stone wash hand basin with vanity storage beneath, WC and fully tiled walls

First Floor:

- **Landing**
- 20ft x 18ft **Impressive master bedroom** with ample space for a large double bed and seating area
- **Dressing room** with shelving and hanging rails
- **En-suite bathroom** finished in a stylish white suite incorporating a large corner shower cubicle, chrome raindrop shower head and separate shower attachment, oversized bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath and partly tiled walls
- **Further benefits** include double glazing, replacement UPVC fascia's and soffits and agas-fired heating system

COUNCIL TAX BAND: F

EPC RATING: D



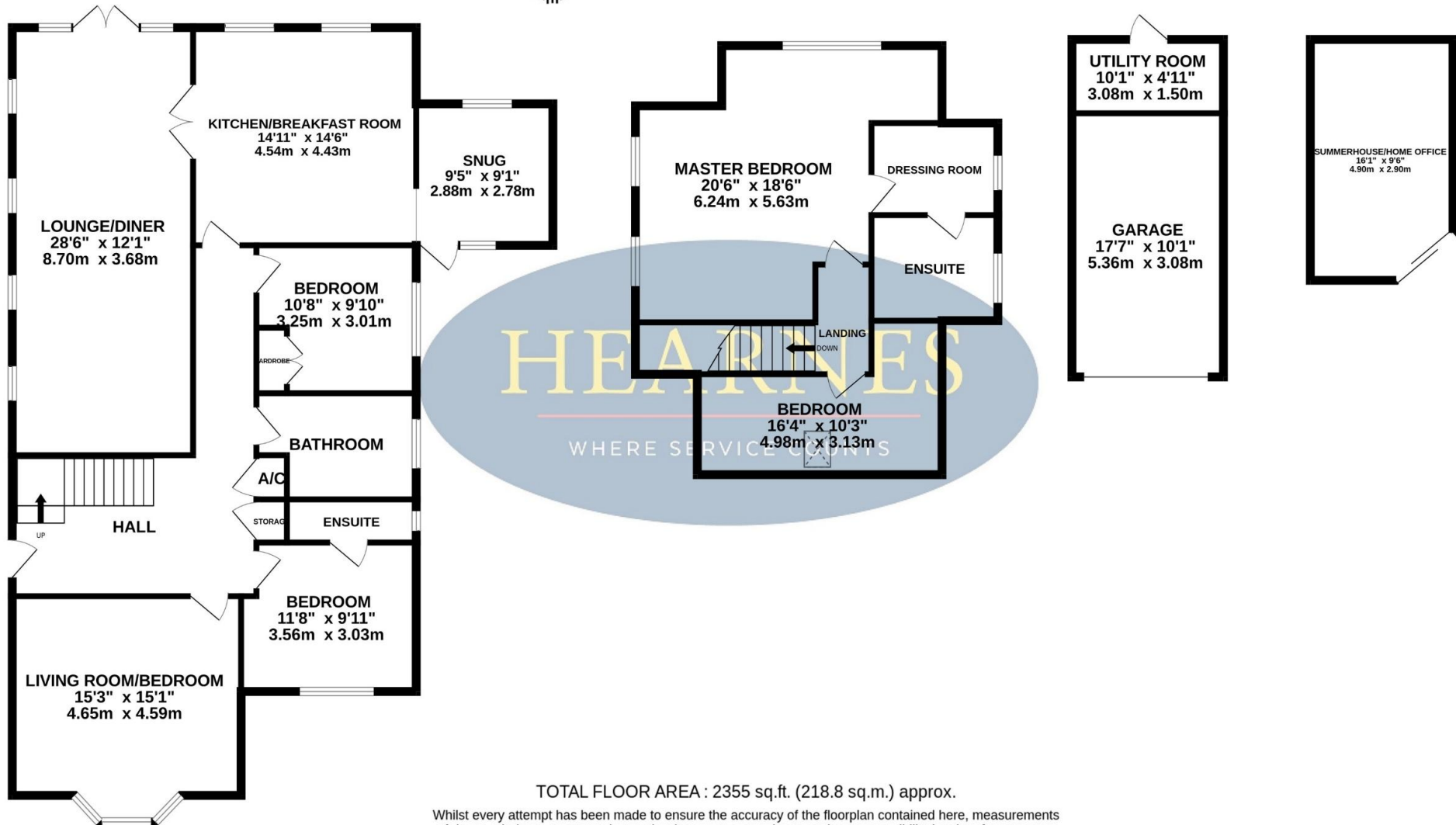


GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.

NOT LOCATED IN EXACT
POSITIONS
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 2355 sq.ft. (218.8 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

- **Rear garden** is a superb feature of the property as it faces a **westerly aspect**, offers an excellent degree of seclusion, has been recently landscaped and measures approximately 70ft x 40ft. Adjoining the rear of the property there is a porcelain paved patio and a gravelled seating area with outside power points providing the ideal spot for a hot tub. A side path and gate lead down to a private side patio. The remainder of the garden is predominantly laid to lawn and immaculately kept. Within the garden is a beautiful timber shed and the porcelain paved patio continues to the far end of the garden where there is a large, detached **summerhouse**, which is currently used as a home office with light and power. In the opposite corner of the garden there is an enclosed useful storage area. The garden itself must be seen to be fully appreciated.
- Front gravelled driveway providing generous **off-road parking**
- **Detached single garage** with a metal up and over door. The rear portion of the garage is used as a utility room and has a recess and plumbing for a washing machine and a tiled floor

There is a good selection of amenities in West Parley to include a Tesco Express, Post Office and Pharmacy, approximately 350 metres away. Ferndown's town centre is located approximately less than 2 miles away and offers an excellent range of shopping, leisure and recreational facilities.



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