

Beechwood Road

West Moors, Dorset, BH22 0BN



HEARNES

WHERE SERVICE COUNTS



“A high specification 5 bedroom detached chalet home with stylish versatile interior and a host of extra benefits including a state of the art heated swimming pool”

FREEHOLD PRICE GUIDE PRICE £685,000

A superbly appointed detached chalet style family home, situated in a secluded and highly desirable private close, extended to providing flexible living space, with wonderful southerly aspect grounds.

The property sits centrally within its plot at the head of the cul-de-sac less than 1 mile from West Moors village centre with its shops, facilities, regular bus routes and easy access to the A31 commuter routes to both Ferndown and Ringwood.

The accommodation has been maintained to a high standard comprising three first floor double bedrooms and two ground floor bedrooms served by luxury en-suites and a family bathroom. Formal living room with patio doors out to a patio area, whilst the hub of the house is the well-proportioned open plan bespoke kitchen/breakfast space and stunning combined orangery/family room with a vaulted glazed roofline providing plenty of natural light.

Ground Floor:

- Well proportioned **reception hallway** with attractive Karndean flooring
- **Living room** with patio doors leading to a private patio
- Refitted **utility room/cloakroom**, modern monobloc suite with ceramic tiled walls and flooring, worktops and plumbing for appliances
- **Bedroom two** with bespoke fitted wardrobes and a view to the front aspect
- Luxurious refitted **en-suite shower room**, with ceramic tiled walls and flooring and a stand alone shower unit
- **Bedroom five** with a view to the front aspect and a range of fitted bedroom furniture
- Open plan **kitchen/family space** finished to a high specification throughout, leading through to an orangery, providing versatile space for dining and entertaining, with windows and doors providing views and access to the private patio and garden. The entire floor area is tiled with Travertine marble with underfloor heating
- **Bespoke luxury fitted kitchen** with a comprehensive range of base and wall mounted units, quartz worktops with recessed sink units, space for a Range cooker with extractor hood above, plumbing for various appliances, integrated dishwasher, striking red wall tiled splashbacks, island unit with wine cooler.

First Floor:

- **Landing**
- **Bedroom one** is a spacious dual aspect double bedroom with a comprehensive range of bespoke fitted bedroom furniture and air conditioning
- Luxurious refitted **en-suite**, stylish open shower cubicle, vanity units with monobloc sink and integrated WC, beautiful marble effect tiling and a Velux window
- **Bedroom three** enjoys a view to the rear aspect and a range of fitted bedroom furniture
- **Bedroom four** enjoys a view to the front aspect and a range of fitted bedroom furniture
- Refitted **family bathroom** finished stylishly with a luxury suite in include a p-shaped bath with shower over and shower screen, vanity units with in built sink and wc, a Victorian style radiator

- **Further benefits** include unique solid wooden doors, a 200 lite pressurised cylinder providing high pressure to utilities, Worcester Bosch condensing boiler, modern alarm system for peace of mind, a 4KW photo Voltaic Solar system and double glazing

COUNCIL TAX BAND: F

EPC RATING: C



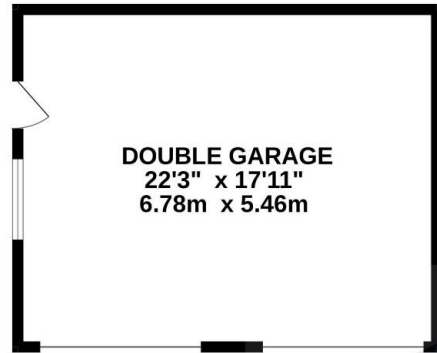




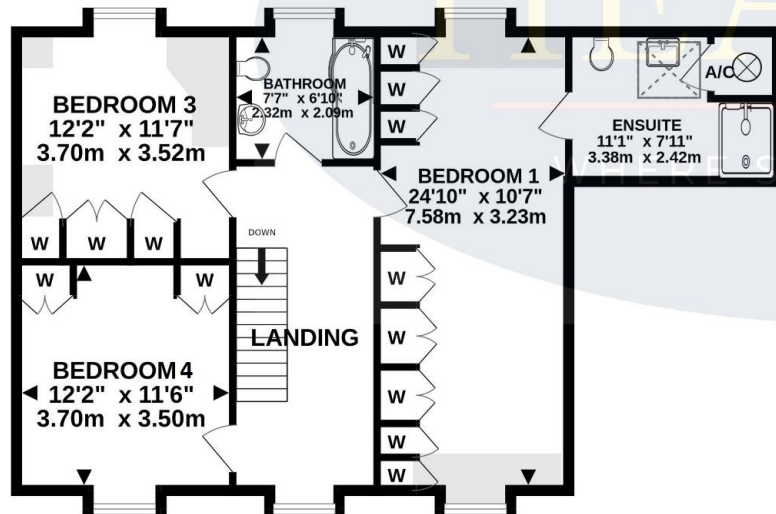
TOTAL FLOOR AREA : 2630 sq.ft. (244.3 sq.m.) approx.

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.

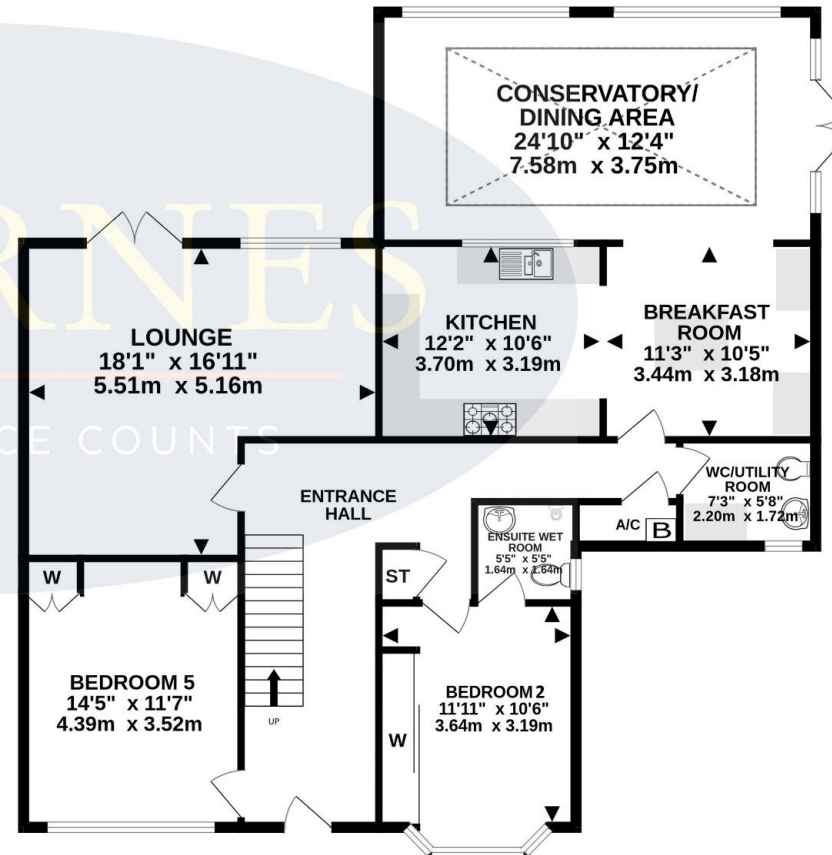
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NOT LOCATED IN EXACT POSITION
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.6 sq.m.) approx.



GROUND FLOOR
1407 sq.ft. (130.7 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

- A recently laid block paved driveway provides **off-road parking** for several vehicles, with further access through secure timber double gates to the patio and garage
- The **rear garden** faces due south, is mainly laid to level lawn, enclosed by wooden fencing and mature hedging. Adjacent to the orangery, a newly laid large porcelain tiled patio is the ideal space for entertaining. There is a further area of patio adjacent to the lounge
- **Swim pool** heated with a state of the art 'A' rated air source heat pump
- Well-proportioned **detached double garage** has dual roller doors, power and a pitched roof. This space has the potential for multiple uses, including conversion to an annex

West Moors offers a good selection of day to say amenities, whilst amenities on Pinehurst Road are approximately ½ a mile away. Access to West Moors plantation is also approximately ½ a mile away, ideal for dog walking. Ferndown offers a further selection of shopping, leisure and recreation facilities, with the town centre located approximately 2 mile away.



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