

Winnards Close

West Parley, Dorset BH22 8PA



HEARNES

WHERE SERVICE COUNTS



“A 2,100 sq ft bungalow with planning permission granted to substantially enlarge, whilst occupying a secluded west facing plot measuring 0.34 of an acre”

FREEHOLD GUIDE PRICE £650,000

This immaculately presented and extremely spacious four bedroom, two reception room, one bathroom, one shower room detached bungalow has a 100ft landscaped and private west facing garden, double garage and generous off-road parking for numerous vehicles. Tucked away at the end of a sought after cul-de-sac location within West Parley.

Planning permission has been granted to extend and remodel this 2,100 sq ft bungalow creating a seven bedroom stunning chalet style family home with a one bedroom self-contained annexe. The property occupies a secluded plot measuring in excess of 1/3 of an acre whilst tucked away at the end of a sought after cul-de-sac location within West Parley.

- **Four bedroom detached bungalow with planning permission granted to substantially enlarge, situated on a plot measuring 0.34 of an acre**
- 17ft x 12ft **Reception hall** with parquet flooring
- **Cloakroom** incorporating a WC, wall-mounted wash hand basin, fully tiled wall and flooring
- 18ft **Dual aspect lounge** with parquet flooring, stone fireplace with living flame coal effect gas fire and a door leading out to the landscaped rear garden and block paved patio
- **21ft Kitchen/breakfast room**, recently refitted to incorporate ample work surfaces, a good range of base and wall units, Neff integrated oven and AEG hob, freestanding washing machine and AEG dishwasher, AEG fridge and freezer, parquet flooring, ample space for a breakfast table and chairs and double doors leading through to the dining room
- **Triple aspect dining room** with parquet flooring and a pleasant outlook over the landscaped rear garden
- **Inner lobby/utility area** with doors leading out to the front driveway, rear garden and double garage
- **Cloakroom** refitted in a stylish white suite
- Useful **store room**
- **Impressive 22ft master bedroom**, with a door leading out to the garden and patio
- **Dressing room** with two fitted double wardrobes and a single wardrobe
- Extremely spacious and **luxuriously appointed en-suite shower room** incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wall-mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Two further **18ft double bedrooms**, both benefitting from fitted wardrobes
- **Study/fourth bedroom** enjoying a view over the rear garden
- Main **family bathroom/shower room** incorporating a panelled bath, separate shower cubicle, pedestal wash hand basin, fully tiled walls and flooring
- **Further benefits** include double glazing and a gas-fired central heating system with boiler

COUNCIL TAX BAND: F

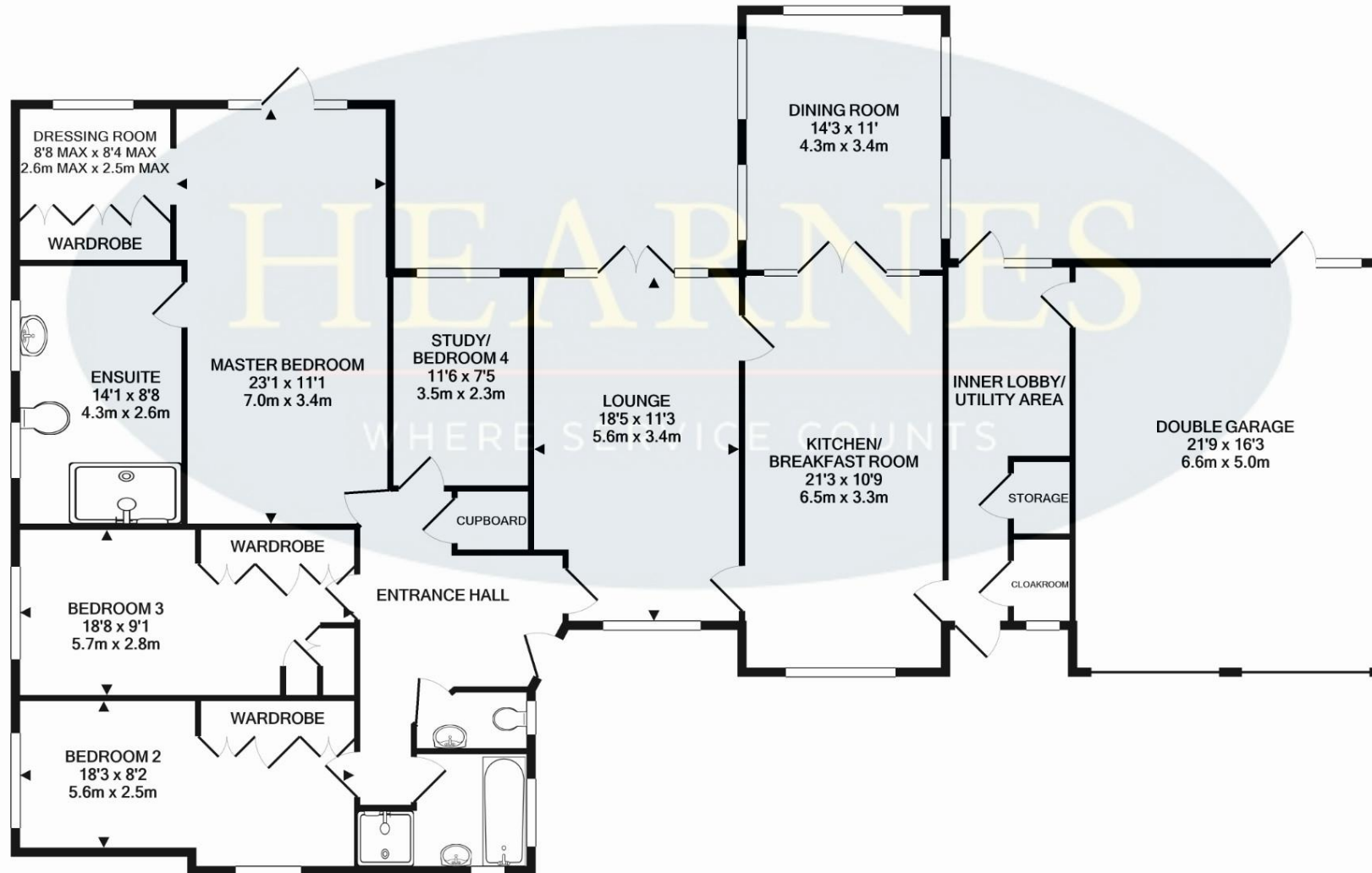
EPC RATING: D





TOTAL APPROX. FLOOR AREA 2124 SQ.FT. (197.3 SQ.M.)

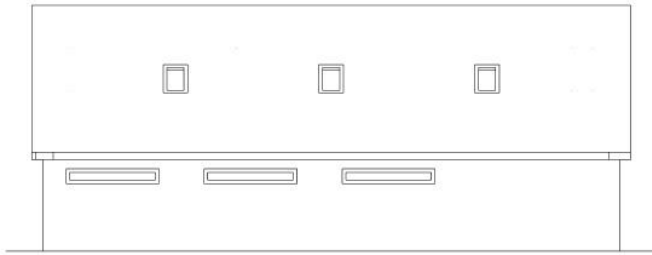
Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

PROPOSED ELEVATIONS

NORTH



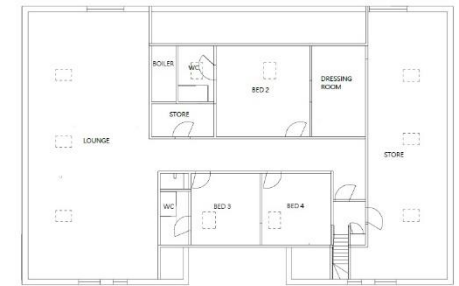
EAST



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

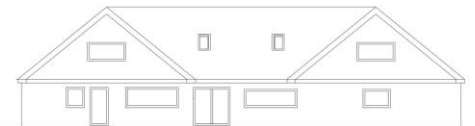


PROPOSED ELEVATIONS

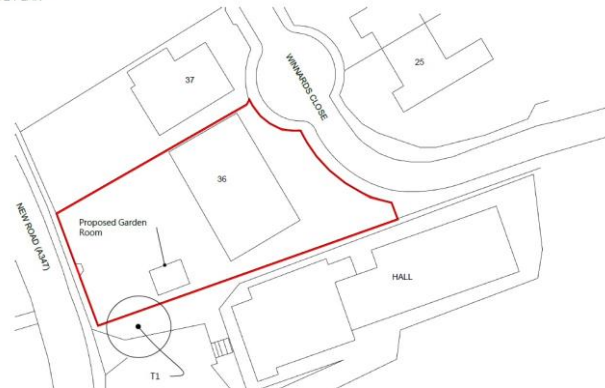
SOUTH



WEST

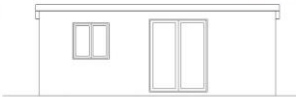


PROPOSED SITE PLAN



PROPOSED GARDEN ROOM

EAST



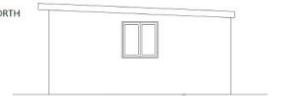
WEST



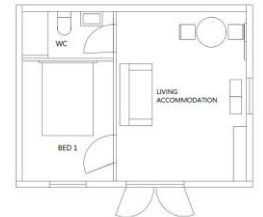
SOUTH



NORTH



FLOOR PLAN





Outside

- **Rear garden** which is a superb feature of the property as it offers an excellent degree of seclusion, faces a **westerly aspect**, measures approximately 100ft x 80ft and has been recently landscaped
- Adjoining the rear of the property is a large block paved patio area which continues round to the side of the property
- There are two areas of garden, both predominantly laid to lawn, with steps leading up from the lower area of lawned garden to a further area of garden when there is a rear pedestrian access which leads out to New Road and gives easy access for West Parley and its amenities
- Block paved driveway providing **generous off-road parking** for several vehicles, with an area of side driveway providing additional off-road parking. There is also a recently constructed enclosed bin store area
- **Double garage**

West Parley offers a good selection of amenities approximately ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located 1.3 miles away.



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