

# Crescent Walk

West Parley, Dorset, BH22 8PZ



HEARNES

WHERE SERVICE COUNTS



***"An exceptionally spacious and uniquely positioned 3,700 sq ft  
fantastic family home sitting centrally on a southerly facing secluded  
plot measuring 0.37 of an acre"***

**FREEHOLD GUIDE PRICE £1,000,000**

Offering approximately 3,700 sq. ft. of extensively refurbished and thoughtfully extended accommodation, this exceptional family home delivers generous, high-specification living in a truly private and secluded setting. Designed to make the most of its idyllic surroundings, all principal rooms enjoy delightful views over the large, south-facing rear garden. Every detail has been carefully considered for comfort and efficiency, including insulated underfloor heating throughout the ground floor—extending even to the garage—and a high-efficiency heat recovery ventilation system. Typical monthly gas and electricity usage, including pool and Jacuzzi heating, is around £280.

The ground floor opens into a generously proportioned reception hall laid with elegant Travertine tiles, with access to a walk-in understairs cupboard, cloakroom, and a media recess. This flooring continues into the impressive social areas, which include a spacious living room with French doors to the garden, a stylish snooker room, and a dining room ideal for entertaining.

At the heart of the home is the sleek German Nolte kitchen, featuring South African granite worktops and upstands, alongside premium appliances including a Bosch oven, combi Quantum oven, warming drawer, induction hob with extractor, integrated dishwasher, and fridge/freezer. The adjoining dining area, with mellow wood flooring, easily accommodates a large table and chairs, creating an ideal space for gatherings and entertaining.

For year-round relaxation, the beautifully appointed pool room houses a raised, heated indoor endless swimming pool, set within Travertine surrounds and opening directly onto the garden's patio area.

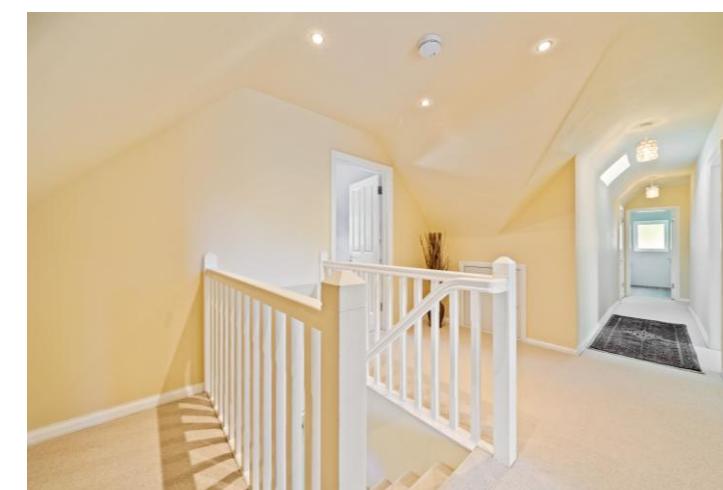
Additional ground-floor highlights include a dual-aspect sitting room equipped with an integrated 5.1 surround sound system, a guest bedroom, and a family bathroom featuring a white suite complemented by grey oak panelling.

Upstairs, the spacious landing provides access to four further double bedrooms. The principal suite boasts a luxurious ensuite shower room and a walk-in wardrobe. There is also a separate shower room with toilet, and a well-sized study—ideal for working from home.

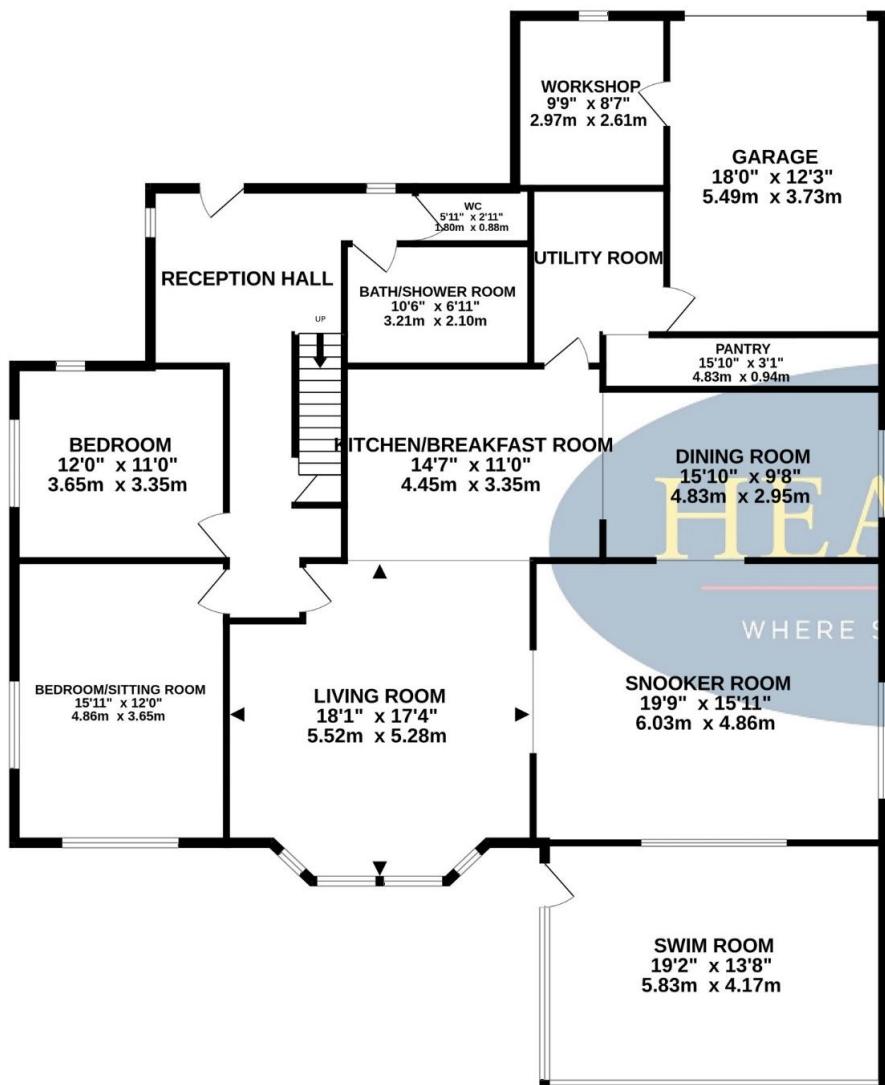


**COUNCIL TAX BAND: F**

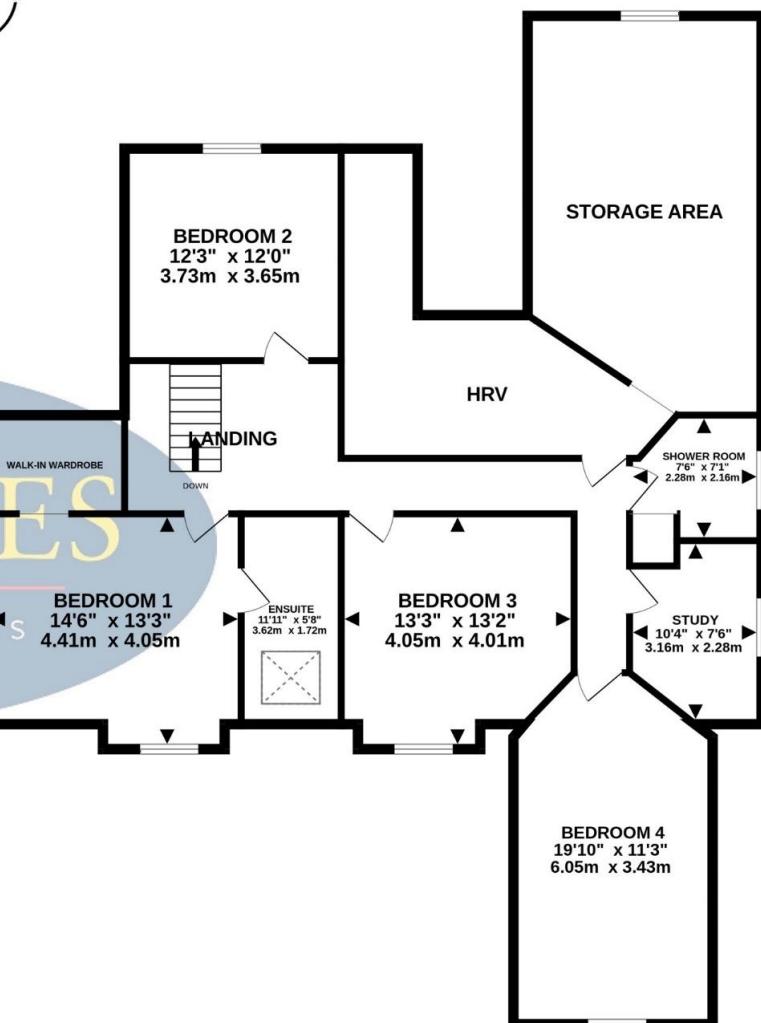
**EPC RATING: C**



GROUND FLOOR  
2223 sq.ft. (206.5 sq.m.) approx.



1ST FLOOR  
1558 sq.ft. (144.7 sq.m.) approx.



TOTAL FLOOR AREA : 3780 sq.ft. (351.2 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

Outside, the garden is a true sanctuary. Secluded and tranquil, it enjoys a sunny southerly aspect and is enclosed by mature planting and high hedging. A large paved patio—complete with Jacuzzi under a charming thatched roof—offers a perfect space for outdoor living. Lawns are neatly maintained, and a pathway leads to a second patio and a children's play area at the rear of the garden.

To the front, the long private driveway leads to a circular paved parking area with a central flower bed and water feature, offering a grand and welcoming arrival. The insulated garage features a remote-controlled door, underfloor heating, lighting, power, and direct access to a workshop and laundry room.

This is a rare opportunity to acquire a truly secluded, high-specification home that balances luxury, space, and privacy—an exceptional lifestyle retreat.



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