

204 New Road

West Parley, Dorset, BH22 8EN



HEARNES

WHERE SERVICE COUNTS



“An exceptionally spacious and versatile 2,400 sq ft family home, occupying a private plot approaching ¼ of an acre”

FREEHOLD PRICE £825,000

This substantially enlarged and immaculately presented five bedroom, two bathroom, three reception room detached family home has a 120ft private rear garden with a home office and a front driveway providing off-road parking for several vehicles. Sitting proudly on a private plot which is approaching ¼ of an acre.

This light, spacious and versatile 2,400 sq ft family home has been recently extended, along with having a number of recent improvements. The property has further scope to be enlarged, the layout offers option of creating a self contained annexe with some alterations and enjoys a convenient yet sought after location within West Parley.

- An extended five bedroom detached family home on a private plot which is approaching ¼ of an acre**

Ground Floor:

- Impressive 16ft spacious entrance hall** with oak flooring and an understairs cupboard
- Cloakroom** finished in a contemporary white suite incorporating a wc with concealed cistern, wash hand basin with vanity storage beneath and a good sized walk-in shower area with Aqualisa shower
- Stunning 26ft x 20ft Open plan kitchen/dining room/family area** which has two ceiling skylights with three Velux windows and a polished porcelain tiled floor continuing through the fantastic family and entertaining space
- Kitchen area** incorporating ample worktops, a good range of base and wall units, central island unit with integrated twin Neff ovens, warming drawer and a gas hob. Also within the kitchen there are twin integrated wine fridges, space and plumbing for an American style fridge/freezer
- Family area** with ample space for a large sofa and French doors leading out to the rear garden
- Dining area** also with French doors leading out to the rear garden and a door leading through to the boot room
- Boot room** with a polished porcelain tiled floor and a door leading out to the side path
- Utility room/gym** (formerly a garage) with ample work tops, base and wall units, integrated dishwasher, tumble dryer and washing machine and a cupboard housing a wall-mounted gas-fire Vaillant boiler, bay window to the front aspect and double doors leading through to the playroom
- Playroom** with a window overlooking the front garden and a door leading back through to the reception hall
- 18ft Dual aspect lounge** with oak flooring and a living flame coal effect fire with granite hearth and surround creating an attractive focal point

First Floor:

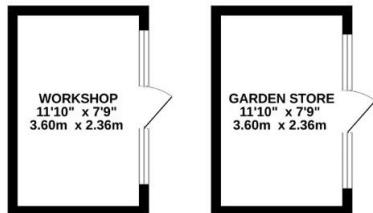
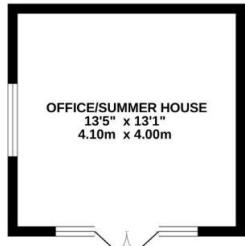
- Spacious landing** with hatch to insulated and boarded roof space with ladder and fitted lights
- 17ft Impressive dual aspect master bedroom** with a vaulted ceiling
- Dressing area** with an excellent range of custom fitted wardrobes
- En-suite bathroom** finished in a stylish white suite incorporating a Jacuzzi spa bath with digital Aqualisa shower over, wc with concealed cistern, wash hand basin with vanity storage beneath, heated towel rail, vaulted ceiling with Velux roof window and a tiled floor
- Two further double bedrooms**
- Bedroom four** is a good sized double bedroom with a fitted wardrobe and cupboard above
- Bedroom five/office** is a good sized single bedroom currently used as an office with an excellent range of custom fitted office furniture to include desk and cupboard storage and a fitted wardrobe
- Recently refitted family bathroom** finished in a stylish white suite incorporating a panelled bath with digital Aqualisa shower over, wash hand basin with vanity storage beneath, wc with concealed cistern, heated towel rail, fully tiled walls and flooring and a vaulted ceiling
- Further benefits** include double glazing, a gas-fired heating system with replacement Vaillant boiler, custom fitted shutter style blinds throughout most of the property, CCTV and a security alarm



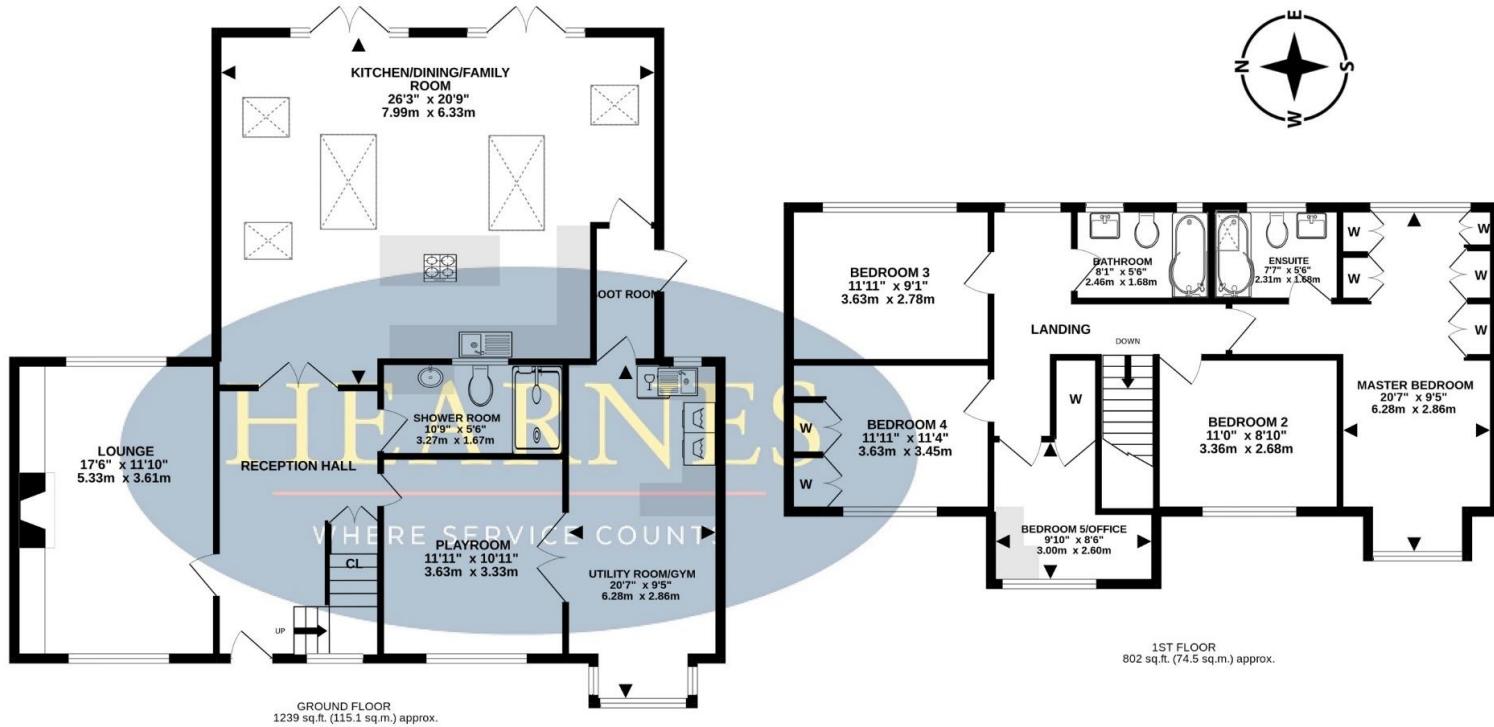
COUNCIL TAX BAND: F

EPC RATING: D





NOT LOCATED IN THE EXACT
POSITION
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 2401 sq.ft. (223.0 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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AGENTS NOTE: 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.





Outside

- The **rear garden** is without doubt a superb feature of the property as it measures approximately 120ft in length x 50ft in width, is beautifully kept and offers a good degree of seclusion. Adjoining the rear of the property there is a decked seating area and a good sized paved patio. There are various outside lights, outside power points and a side path leading round to a side gate where there is an outside hot water tap. The garden itself is predominantly laid to lawn, which is bordered by well-stocked flower beds. Also within the garden there is a further decked seating area and a playhouse. A gravelled path continues down to the end of the garden where there are two useful timber storage sheds and a **home office/summer house** with light, power and heating. The garden itself is fully enclosed and has many attractive mature plants and shrubs
- Electronically operated front gates open onto a gravelled driveway which provides **generous off-road parking** for several vehicles

Facilities at West Parley are approximately 200 metres away. Ferndown itself offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away. Ferndown also offers a Championship Golf Course on Golf Links Road, with the Club House at the Golf Course less than 1 mile away



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