

Barrack Road, West Parley, BH22 8UB



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned 1,700 sq ft bungalow with a detached garage and workshop, stable block and paddocks sitting centrally on a secluded plot measuring 2.32 of an acre”

FREEHOLD GUIDE PRICE £950,000

This substantially enlarged and immaculately presented four bedroom, one bathroom, one shower room detached bungalow has a detached garage/workshop, stables, garden store, summerhouse, formal gardens and paddocks totalling 2.32 acres.

Virginia Cottage has been owned by the current owners for circa 25 years, over which time the property has had a number of improvements and now is offered in immaculate condition. The bungalow enjoys a private plot measuring 0.65 of an acre with two paddocks which measure 0.7 of an acre and 0.9 of an acre.

Barrack Road is a popular semi rural location within West Parley conveniently located within close proximity to all the amenities within West Parley and also located approximately 50 metres from Parley Common which is a large area of protected heathland with extensive footpaths and bridleways.

Agents note: There is an option to purchase an additional 5 acres of heathland and woodland which is located at the top of Barrack Road approximately 100 metres away.

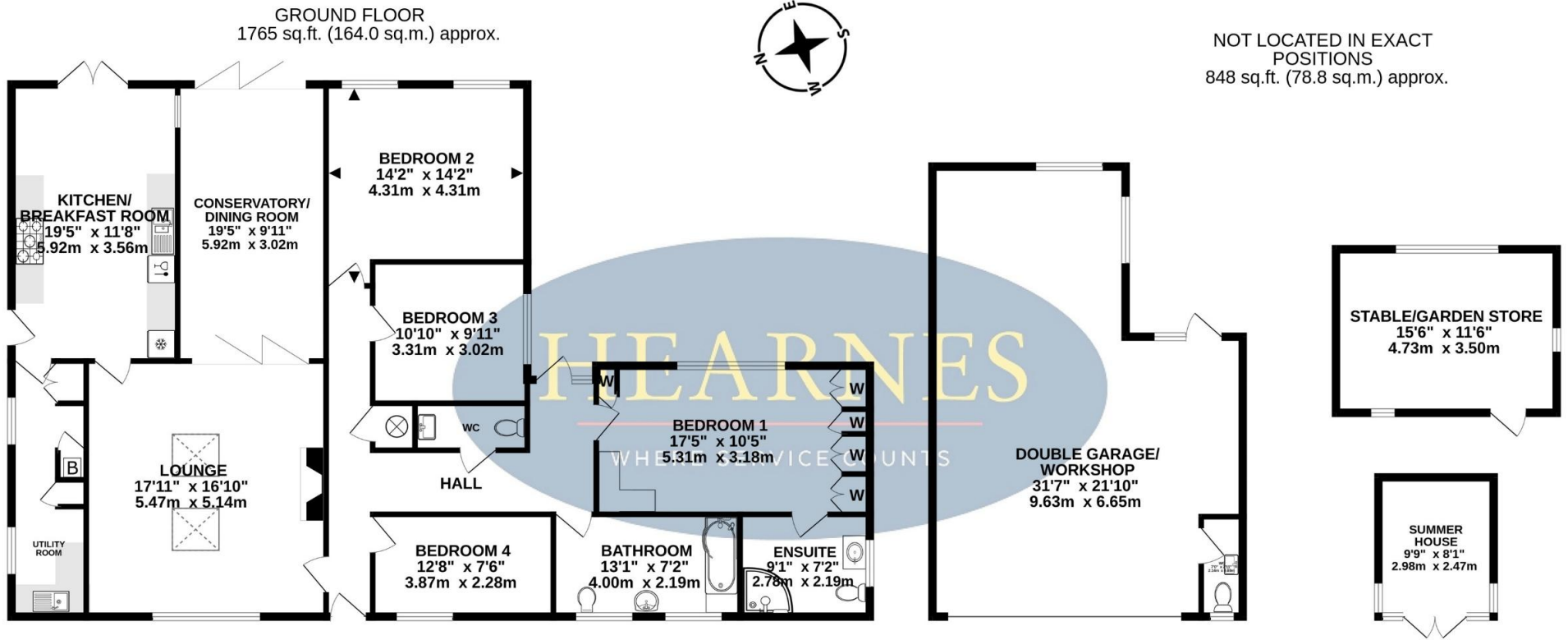
- **A 1,700 sq ft four bedroom detached bungalow with a detached garage/workshop, stables and paddocks totalling approximately 2.32 acres**
- 23' x 20' Spacious **entrance hall** with airing cupboard
- **Cloakroom** finished in a stylish white suite with WC and wash hand basin with vanity storage beneath
- 19' **Kitchen/breakfast room** incorporating ample rolltop work surfaces with a good range of base and wall units with underlighting, recess for a Rangemaster cooker with extractor canopy above, integrated fridge, integrated dishwasher, attractive tiled splashbacks, ample space for breakfast table and chairs and double glazed French doors leading out into the rear garden and private patio area
- 17' **Utility room** with recess for freezer, rolltop work surfaces, sink unit, recess and plumbing for washing machine, space for condensing tumble drier
- 17' Light and spacious **lounge** with partly vaulted ceiling with two double glazed velux windows flooding this reception room with lots of natural light, double glazed window to the front aspect and oak bi-fold internal doors leading through into the conservatory/dining room. An attractive focal point of the room is a recessed wood burning stove
- 19' **Conservatory/dining room** is currently being used as a garden room and has bi-fold doors opening to offer uninterrupted views over this secluded rear garden
- **Bedroom one** is an impressive 17' master bedroom benefitting from an excellent range of fitted bedroom furniture and enjoying a glorious outlook over the secluded rear garden
- **En suite shower room** finished in a white suite incorporating a good sized corner shower cubicle, WC, wash hand basin with vanity storage beneath
- **Bedroom two** is also a generous sized double bedroom currently being used as a home office enjoying a view over the rear garden
- **Bedroom three** is also a double bedroom with a double glazed window to the side aspect
- **Bedroom four** is also a good sized double bedroom with a double glazed window to the front aspect
- 13' Spacious **family bathroom** finished in a modern white suite incorporating a shower bath with shower over, WC with concealed cistern, wash hand basin with vanity storage beneath

COUNCIL TAX BAND: F

EPC RATING: D







TOTAL FLOOR AREA : 2614 sq.ft. (242.8 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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AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn 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

- The property is approached via a 270ft private driveway which in turn leads up to a metal 5 bar gate which opens onto a front block paved driveway providing generous off road parking and a side block paved driveway providing additional off road parking and in turn leading down to a detached double garage/workshop. Adjoining the rear of the property there is a large partly enclosed private patio which provides fantastic spots to relax and enjoy the beautiful gardens and peaceful setting. The remainder of the formal gardens are predominantly laid to lawn. In the far corner there is a decked seating area and summerhouse. The bungalow and formal gardens measures approximately 0.65 of an acre. The lawn and formal garden continues directly onto a rear paddock which measures 0.7 of an acre and within this paddock there is a stable block/garden store and two other useful outbuildings. Located in front of the bungalow there is a further paddock measuring 0.9 of an acre which is fully enclosed by fencing
- 31' x 21' Detached **garage/workshop** which has an up and over door, windows, light and power and a rear personal door. Integral within the garage/workshop there is a WC

Further benefits include double glazing, oil fired heating, septic tank and the property could also be offered with no onward chain.

Ferndown offers an excellent range of shopping, leisure and recreational facilities and is located approximately 1.5 miles away. There is a small selection of amenities located approximately ½ a mile away. Barrack Road is a popular semi-rural location which is within a green belt area of West Parley.



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