

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 £1,175,000

This substantially enlarged and superbly appointed six double bedroom, two bathroom, one shower room, three reception room fantastic family home has been extensively renovated over the last 12 months, has an indoor heated endless swimming pool, a 95ft secluded south facing rear garden, large garage and driveway providing generous off-road parking. Spacious 3,700 sq ft family home is tucked away down a 120ft private driveway whilst occupying a larger than average secluded plot measuring 0.37 of an acre in a sought after location within the heart of West Parley.

The current owner has cleverly designed this light, spacious and versatile family home with the principal rooms enjoying views over the south facing rear garden. The plot and position are two particular features. There are some lovely finishing touches which include underfloor heating throughout the ground floor accommodation, along with a high efficiency recovery ventilation unit contributing towards joint gas and electricity bill of £280 per month. The vendor has informed us “Considering the heated pool is kept at a comfortable 29°C and the Jacuzzi is 37°C, this represents an efficient and affordable lifestyle”

An early viewing is strongly recommended by the sole selling agents to fully appreciate this amazing and unique executive family home.

- **3,700 sq ft five bedroom detached family home occupying a southerly facing and secluded plot measuring 0.37 of an acre**

Ground Floor:

- Impressive **25ft Reception hall** with travertine tiled floor, walk-in understairs cupboard and a recess housing the media equipment for the cinema room and wi-fi
- **Cloakroom** finished in a stylish white suite
- **18ft Living room** with travertine tiled floor and a bay window with French doors opening out to the secluded south facing rear garden
- Beautiful **kitchen/breakfast room** fitted with a German Nolte kitchen incorporating extensive South African granite worktops with matching upstands that continue round to form a breakfast bar, a good range of base and wall units with underlighting, and an excellent range of high quality integrated appliances to include Bosch oven, combi oven, warming drawer, induction hob with extractor canopy above, dishwasher, fridge and freezer, travertine tiled floor and an opening through to the dining room
- Spacious **utility room** with tiled floor, base and wall units, roll top work surfaces, walk-in pantry and door leading through to the integral garage
- **15ft Dining room** with wooden panelled flooring and space for a large dining table and chairs, with an opening through to the snooker room
- **Snooker room** which houses a snooker table, wooden panelled flooring and sliding patio doors which lead out to the pool room
- **Swim room** with an endless, raised heated swimming pool with travertine tiled surround, windows offering a view over the rear garden and a door giving access
- **Bedroom/sitting room** enjoying a dual aspect with a 5.1 surround sound integrated speaker system, sub-woofer
- **Guest double bedroom** enjoying a dual aspect
- **Family bathroom/shower room** finished in a stylish white suite incorporating a bath, good sized separate corner shower cubicle, wash hand basin with vanity storage beneath and tiled floor

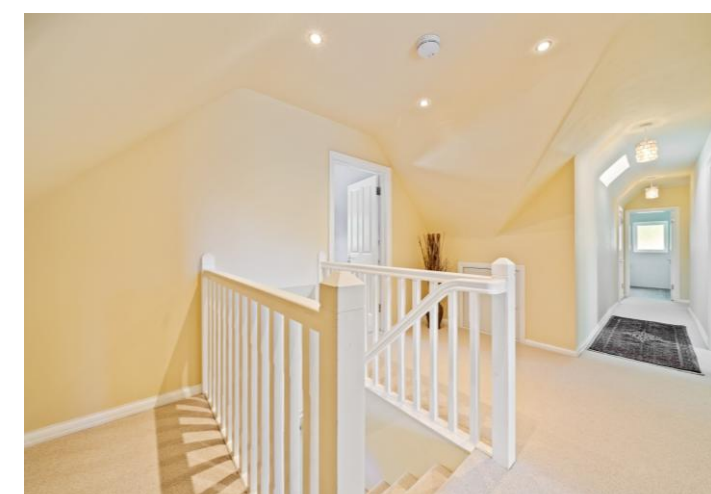
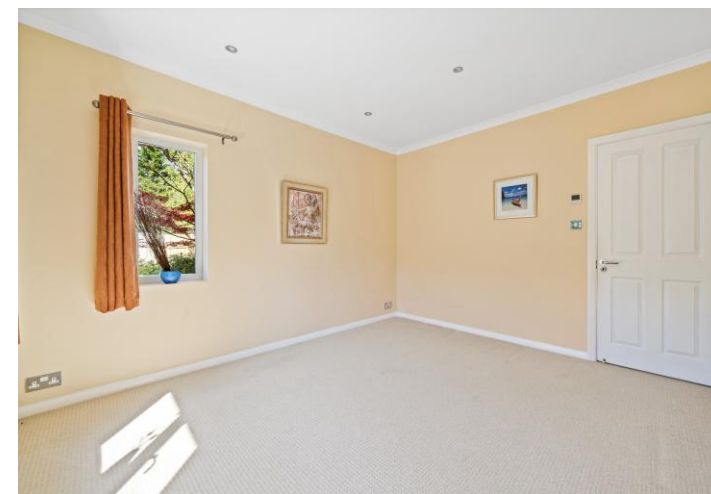
First Floor:

- **29ft Landing** with access into a walk-in storage space which houses the heat recovery ventilation system and a further opening through to a large walk-in storage area
- **Bedroom one** is a generous sized double bedroom
- **Walk-in wardrobe** with shelving, drawer storage and hanging rail, with access into the eaves for useful storage
- Beautifully finished and spacious **en-suite shower room** incorporating a corner shower cubicle, contemporary stone wash hand basin with vanity storage beneath, wc with concealed cistern, tiled floor and partly tiled walls
- **Bedroom two** is a generous sized double bedroom
- **Bedroom three** is also a generous sized double bedroom
- **Bedroom four** is a 19ft double bedroom
- **Study**
- **Shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, wc with concealed cistern an wash hand basin with vanity storage beneath
- **Further benefits** include double glazing, a gas-fired heating system, heat recovery ventilation system and the property now comes to the market offered with no onward chain

COUNCIL TAX BAND: F

EPC RATING: C

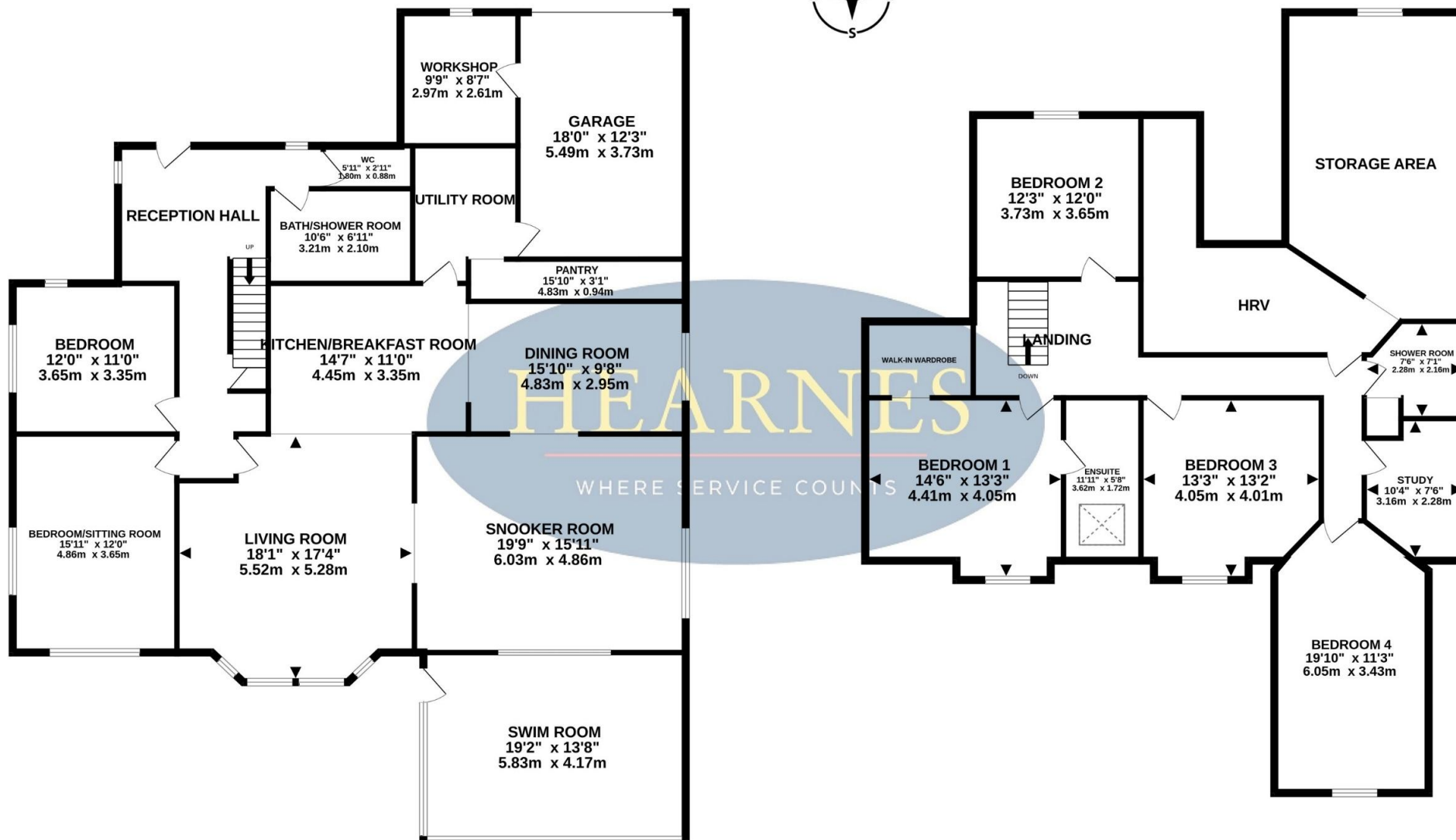




GROUND FLOOR
2223 sq.ft. (206.5 sq.m.) approx.



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

- The **rear garden** is without doubt a superb feature of the property as measures approximately 95ft x 75ft, faces a **southerly aspect** and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large paved patio with raised well-stocked flower beds. There is also a Jacuzzi covered by a thatched pitched roof. The remainder of the garden itself is predominantly laid to lawn which is well-kept. A path continues to the far end of the garden where there is a further area of patio and a play area. The garden itself must be seen to be fully appreciated and is fully enclosed by mature shrubs and fencing
- The property is approached by a **120ft block paved driveway** with outdoor lighting. The driveway continues down to an impressive circular block paved driveway area with central circular feature flower bed, attractive plants and water feature. Throughout the front garden and driveway there are various features lights which bring the property alive at nighttime and undoubtedly give it the WOW factor
- **Garage** with remote control up and over insulated door, tiled underheated floor, light, power and a door to the workshop and utility room

There is a small selection of amenities at West Parley approximately ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1.5 miles away. Ferndown offers a Championship Golf Course on Golf Links Road, with the Club House located approximately 1 mile away



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