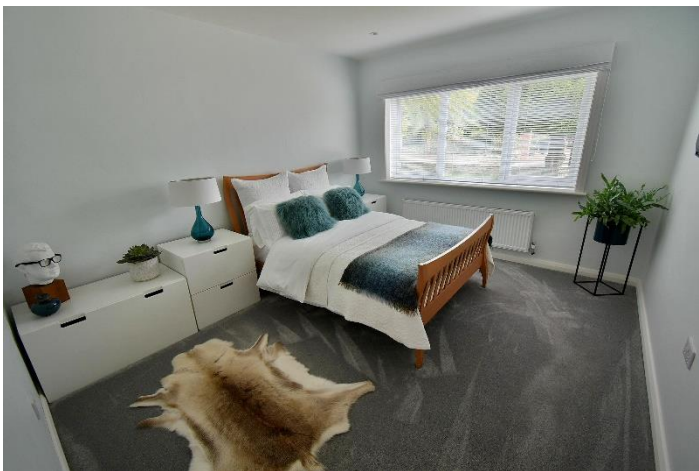


Winnards Close, West Parley, Dorset, BH22 8PA





“An impeccably presented 2,600 sq ft versatile family home occupying a west facing and secluded corner plot”

FREEHOLD PRICE Offers Over £900,000

This substantially enlarged and superbly appointed four double bedroom, two bathroom, two shower room detached chalet style family home has a 75' private west facing rear garden, self contained summerhouse/studio with kitchenette, lounge and shower room, single garage and driveway, whilst situated in a sought after cul-de-sac location within West Parley.

This simply stunning 2,600 sq ft family home occupies a secluded and westerly facing corner plot measuring approximately 1/5th of an acre. The current owners have managed to create a light, spacious and versatile property which has been finished to an extremely high standard with some lovely finishing touches. An early viewing is strongly recommended to appreciate the property size and finish.

- **A 2,600 sq ft four double bedroom detached chalet style family home occupying a secluded westerly facing plot measuring approximately 1/5th of an acre**
- Good sized **entrance porch** with tiled floor
- **Reception hall** which undoubtedly has the wow factor with a vaulted ceiling and staircase with oak and glass balustrade leading to a galleried landing, double doors leading through into the lounge
- Impressive 24' x 17' **lounge/dining room** with two feature windows and triple glazed French doors opening out into the private west facing rear garden, excellent range of fitted storage, shelving and entertaining display shelves, double doors leading through into the kitchen/breakfast room
- Stunning 24' **kitchen/breakfast room** which undoubtedly has the wow factor. There is extensive rolltop wood effect worktops with attractive tiled splashbacks, central island unit which forms a 4 seater breakfast bar, excellent range of integrated appliances to include integrated oven and combi oven with warming drawer, induction hob with extractor canopy above, fridge, separate freezer, double wine fridge and dishwasher. There is ample space for breakfast table and chairs. Double doors leading through into the lounge, tiled floor and triple glazed French doors leading out into the private west facing rear garden
- Spacious **utility room** with cupboard housing a wall mounted gas fired boiler, recess and plumbing for washing machine, recess for tumble drier with outlet, internal door leading through into the garage and a UPVC door leading out into the rear garden
- Ground floor **double bedroom** with fitted wardrobes
- **En-suite shower room** finished in a stylish white suite incorporating a good sized shower cubicle with chrome raindrop shower head and separate shower attachment, wash hand basin, WC, fully tiled walls and tiled floor
- Additional ground floor **double bedroom**
- Beautifully finished and spacious ground floor **family bathroom** finished in a stylish white suite incorporating a panelled bath, wash hand basin with vanity storage beneath, WC, partly tiled walls and tiled floor

First Floor:

- **Galleried landing** overlooking the reception hall, good sized walk-in storage cupboard with walk-in loft storage space
- Impressive 19' x 17' **master bedroom** with a feature fireplace and double doors leading through into the dressing room
- 18' **Dressing room** benefitting from an excellent range of fitted wardrobes, shelving and drawer storage, access into the eaves for useful additional storage
- Luxuriously appointed and extremely spacious **en-suite bathroom/shower room** incorporating a free standing oversized bath, large separate shower cubicle with chrome raindrop shower head and separate shower attachment, his and hers wash hand basins with vanity storage beneath, WC
- **Guest bedroom** with fitted bedside cabinets and access behind the bed giving access into the eaves for useful additional storage
- **Walk-in wardrobe** with fitted storage, shelving and hanging rail with access to the eaves for useful additional storage
- Spacious and assumptiously appointed **en-suite shower room** incorporating a large shower cubicle with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC and airing cupboard

COUNCIL TAX BAND: E

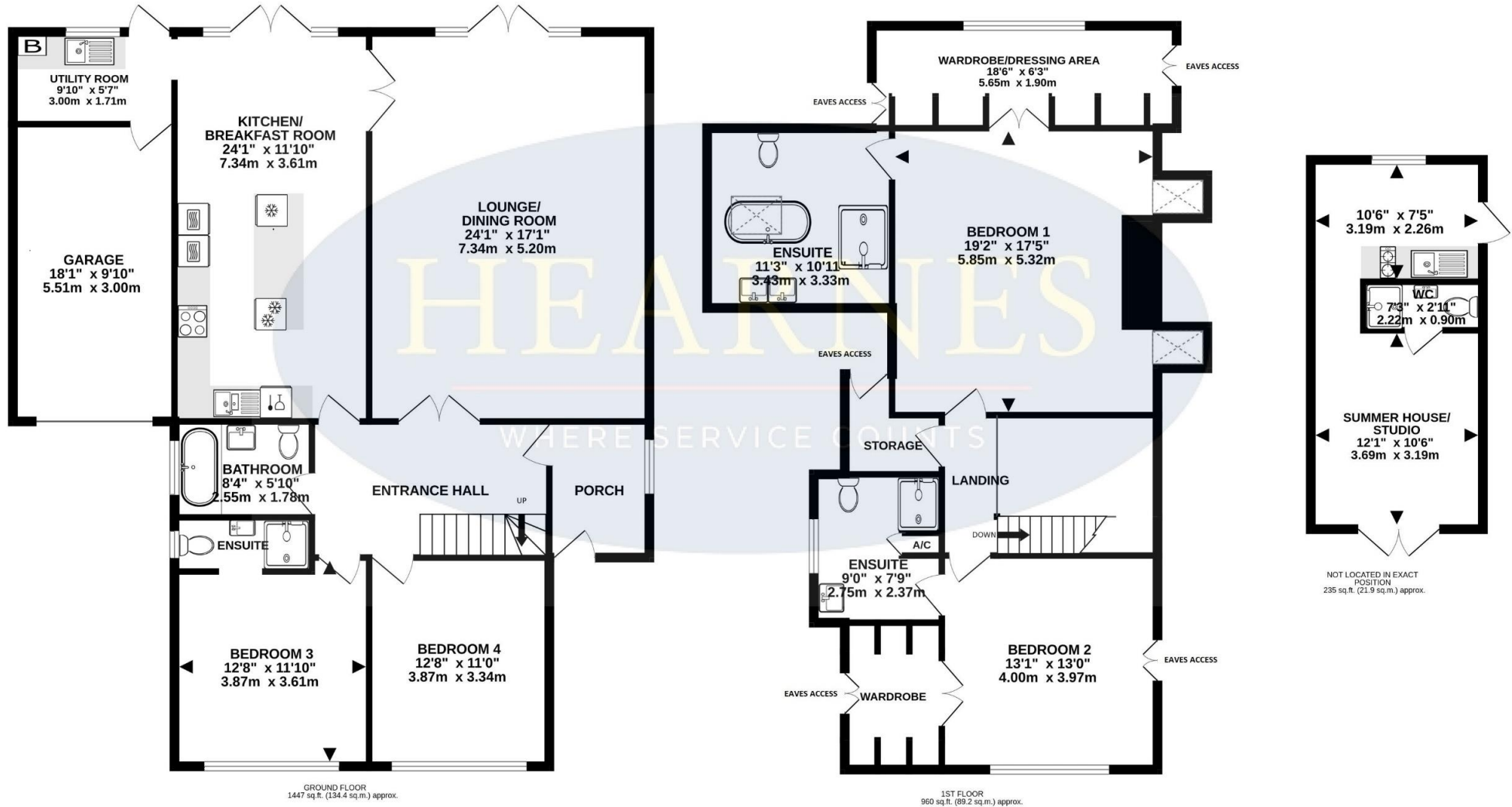
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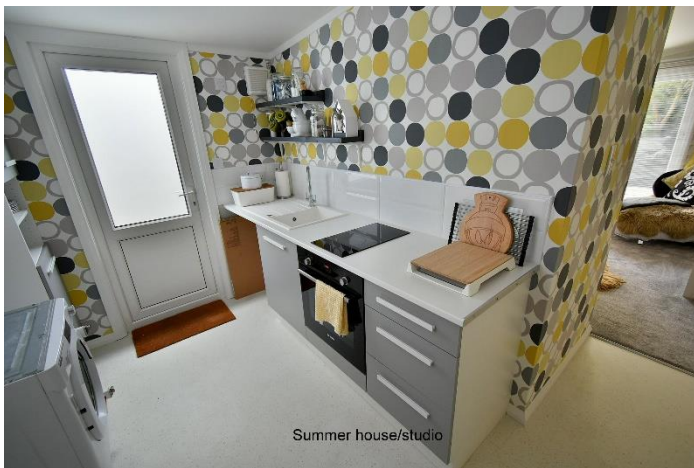


TOTAL FLOOR AREA : 2642 sq.ft. (245.5 sq.m.) approx.

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 Hearnnes 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 a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 75' x 65'
- Adjoining the rear of the property there is a large paved patio which continues round the side of the house and joins the summerhouse/studio. The remainder of the garden is predominantly laid to lawn and is beautifully kept. The lawn is bordered by well stocked flowerbeds. The garden is stocked with many attractive mature plants and shrubs and is fully enclosed by mature shrubs and fencing
- **Summerhouse/studio:**
- **Lounge area** with double glazed French doors leading out into the garden
- **Shower room** finished in a stylish white suite
- Kitchenette with integrated oven, worktop, sink, plumbing for washing machine and a door leading out onto the side path
- Good sized area of well kept **front garden**
- A front gravelled **driveway** provides generous off road parking which in turn leads up to a single garage
- **Single garage** has a remote control up and over door, is insulated and could also be converted to a home office or gym if required (stpp), internal door leading through into the utility room
- **Further benefits** include triple glazing, replacement UPVC fascias and soffits, a newly installed gas fired heating system and the property is hard wired for the internet in every principle room

Ferndown has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately 0.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately less than 1.5 miles away.



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