

# Christchurch Road

West Parley, Dorset, BH22 8TB







# *“A brand new and beautifully finished 2,200 sq ft family home backing onto woodland”*

**FREEHOLD PRICE £950,000**

This superbly appointed brand new four double bedroom, one shower room, one bathroom detached family home has a secluded 45' garden which has direct access and backs onto an area of protected woodland, a front driveway providing generous off road parking and a detached single garage.

The current owners have managed to create a simply stunning 2,200 sq ft family home which sits proudly on a good sized secluded plot in a sought after location within West Parley.

There are some lovely finishing touches which include underfloor heating throughout the ground floor accommodation. There is also a 34' open plan kitchen/breakfast/dining/family room which has bi-fold doors giving access out into a landscaped private rear garden. The master bedroom has a generous sized balcony which faces a southerly aspect, whilst the guest bedroom has access out onto a Juliette balcony which enjoys a delightful wooded outlook over the rear garden and across the adjoining protected woodland. The property also now comes to the market offered with no onward chain so an early viewing is strongly recommended.

- **A brand new four double bedroom detached family home offered with no onward chain**
- Impressive 11' **reception hall** with a staircase giving access to the first floor with an oak and glass balustrade
- 34' Stunning open plan **kitchen/breakfast/dining/family room**. This room undoubtedly has the 'wow' factor and is a fantastic family and entertaining space
- The **kitchen/breakfast area** has been beautifully finished with extensive quartz worktops with an inset double Belfast sink, integrated induction hob with extractor canopy above, integrated oven and combination oven as well as an integrated fridge, freezer and dishwasher, central island unit finished with an oak worktop which continues round to form a breakfast bar with an integrated wine fridge
- The **dining/family home** enjoys a dual aspect and has bi-fold doors leading out into the rear garden, underfloor heating is throughout
- Generous sized **utility room** with oak wood block work surface and inset Belfast sink, cupboard housing a wall mounted gas fired Worcester boiler, an additional cupboard housing a pressurized hot water tank
- 26' Dual aspect **lounge** with a box bay window facing a southerly aspect flooding this large reception room with lots of natural light
- Spacious **ground floor cloakroom** finished in a white suite with contemporary stone wash hand basin

## First floor

- Good sized first floor **landing** with a vaulted ceiling
- The **master bedroom** is a generous sized double bedroom with a vaulted ceiling, double glazed velux roof window, double glazed sliding patio doors leading out onto a balcony and a dressing area
- 12' **Balcony** which is enclosed by a glass balustrade and faces a southerly aspect
- **En-suite wet room** beautifully finished incorporating a large walk-in shower area with a chrome raindrop shower head and separate shower attachment, 'his' and 'hers' floating wall mounted 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, double glazed sliding patio doors opening out onto a **Juliette balcony** offering a pleasant outlook across the gardens and adjoining woodland
- There are **two further double bedrooms**
- Luxuriously appointed **family bathroom/wet room** incorporating an over sized bath with separate shower hose, walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor, partly tiled walls

**COUNCIL TAX BAND: TBC**

**EPC RATING: TBC**

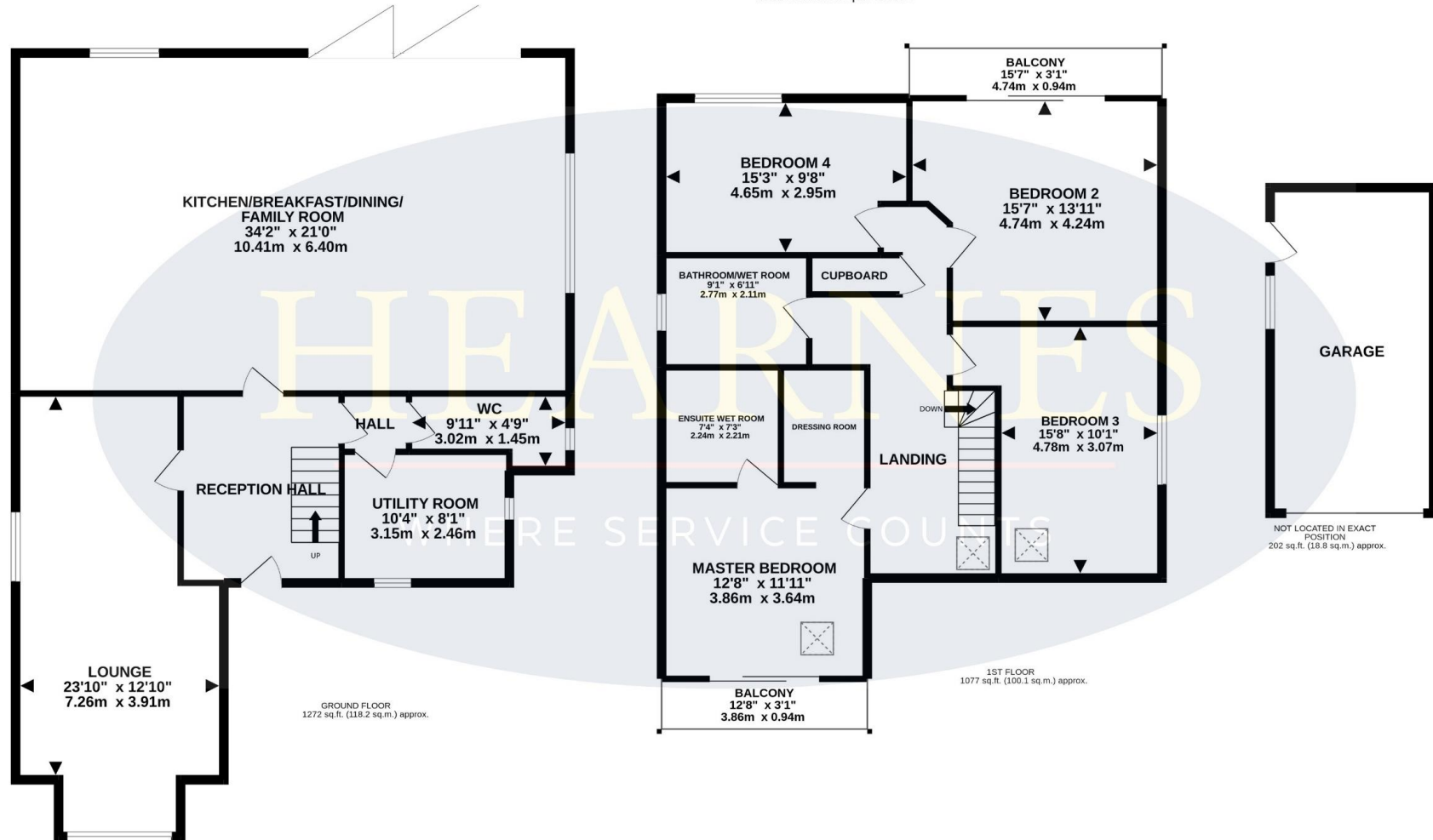






TOTAL FLOOR AREA : 2551 sq.ft. (237.0 sq.m.) approx.

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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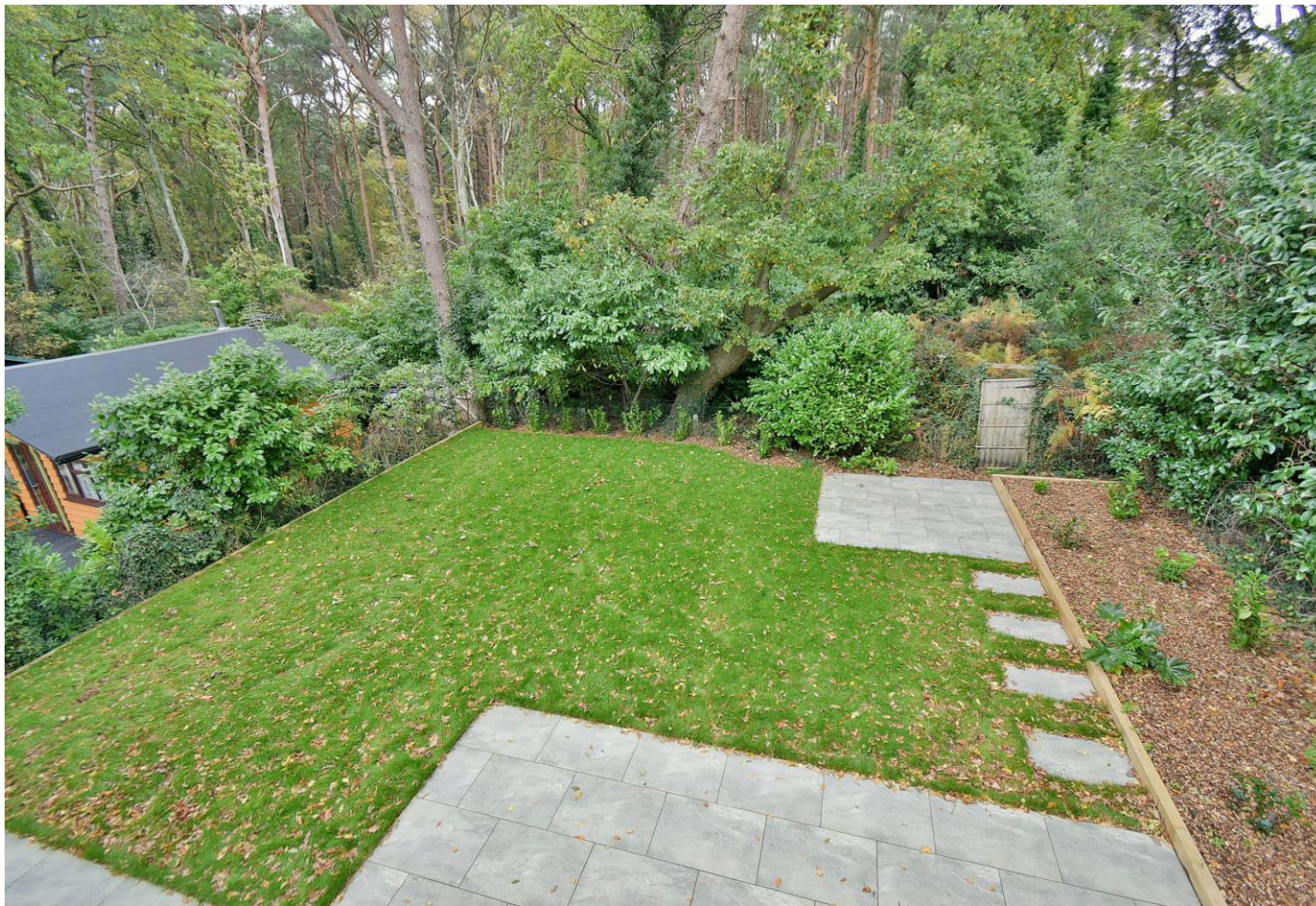


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.









## Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion as it backs onto a large area of protected woodland and has direct access. The garden measures approximately 45' x 45' and has been landscaped
- Adjoining the rear of the property there is a large porcelain paved patio with side paths located on both sides of the property. The remainder of the garden is predominantly laid to lawn. Also in the far corner of the garden there is a further area of porcelain paved patio
- A front gravelled **driveway** provides generous off road parking and in turn leads rounds to a detached single garage
- Detached single **garage** has a remote control up and over door, light and power and a side personal door
- **Further benefits** include double glazing, a gas fired heating system and the property is offered with no onward chain

There is a small selection of amenities at West Parley approximately 600 metres away. Ferndown's golf club is located approximately 1.5 miles away. Ferndown also offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 2 miles away.





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