

New Road

West Parley, Dorset BH22 8EL



HEARNES

WHERE SERVICE COUNTS



“A three double bedroom detached bungalow with development opportunity, with full planning permission granted to build an additional 1,800 sq ft property on a secluded plot measuring 0.55 of an acre”

FREEHOLD GUIDE PRICE £650,000

This rarely available and superbly positioned three double bedroom detached bungalow occupies a large secluded plot measuring 0.55 of an acre with planning permission granted to create an additional 1,800 sq ft detached family home within the garden backing onto farmland with own driveway.

100 New Road is located in a sought after, yet convenient location within West Parley. The property may also attract any potential buyer with equestrian interests as adjacent to the property there is a lane which continues up to a stable and menage. The property is also located on a regular bus route and is located within close proximity to Bournemouth Airport and within approximately 600 metres to all the amenities within West Parley.

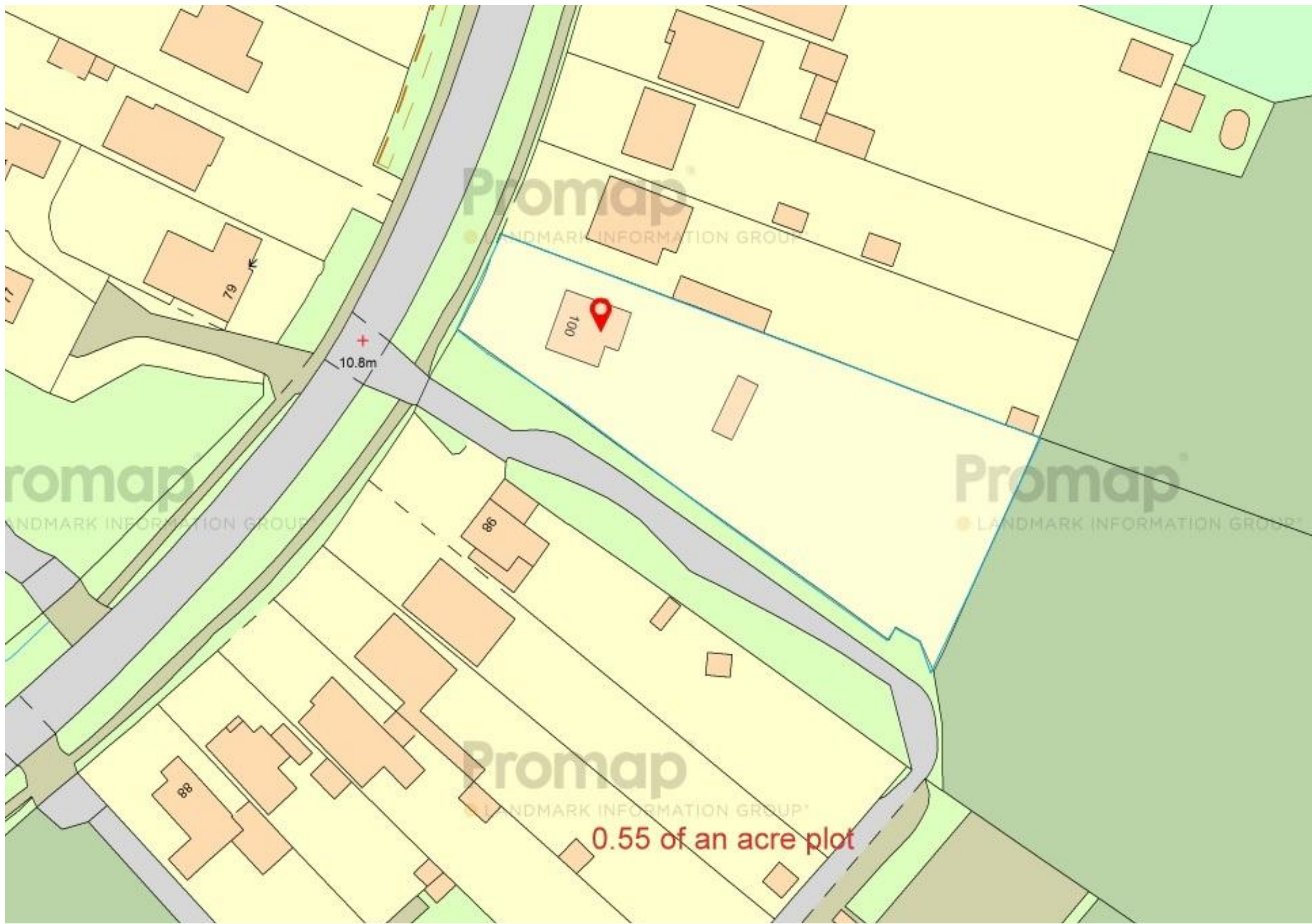
The property is being offered with no forward chain.

- **Three double bedroom detached bungalow occupying a secluded plot measuring 0.55 of an acre with planning permission granted to create an additional 1,800 sq ft detached family home within the garden**
- **Scope for further planning permission of the bungalow (subject to planning)**
- **Entrance porch**
- **19ft Entrance hall**
- **Dual aspect lounge/dining room** with double glazed window to the side aspect and a bay window to the front aspect
- **Three double bedrooms**
- **Kitchen** which enjoys a dual aspect incorporates roll top worksurfaces, base and wall units, recess for cooker with extractor canopy above, recess and plumbing for washing machine, integrated fridge/freezer, cupboard housing wall mounted gas fired boiler, double glazed window to the side aspect and a double glazed door leading out into the rear garden
- **Bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, partly tiled walls

COUNCIL TAX BAND: D

EPC RATING: D

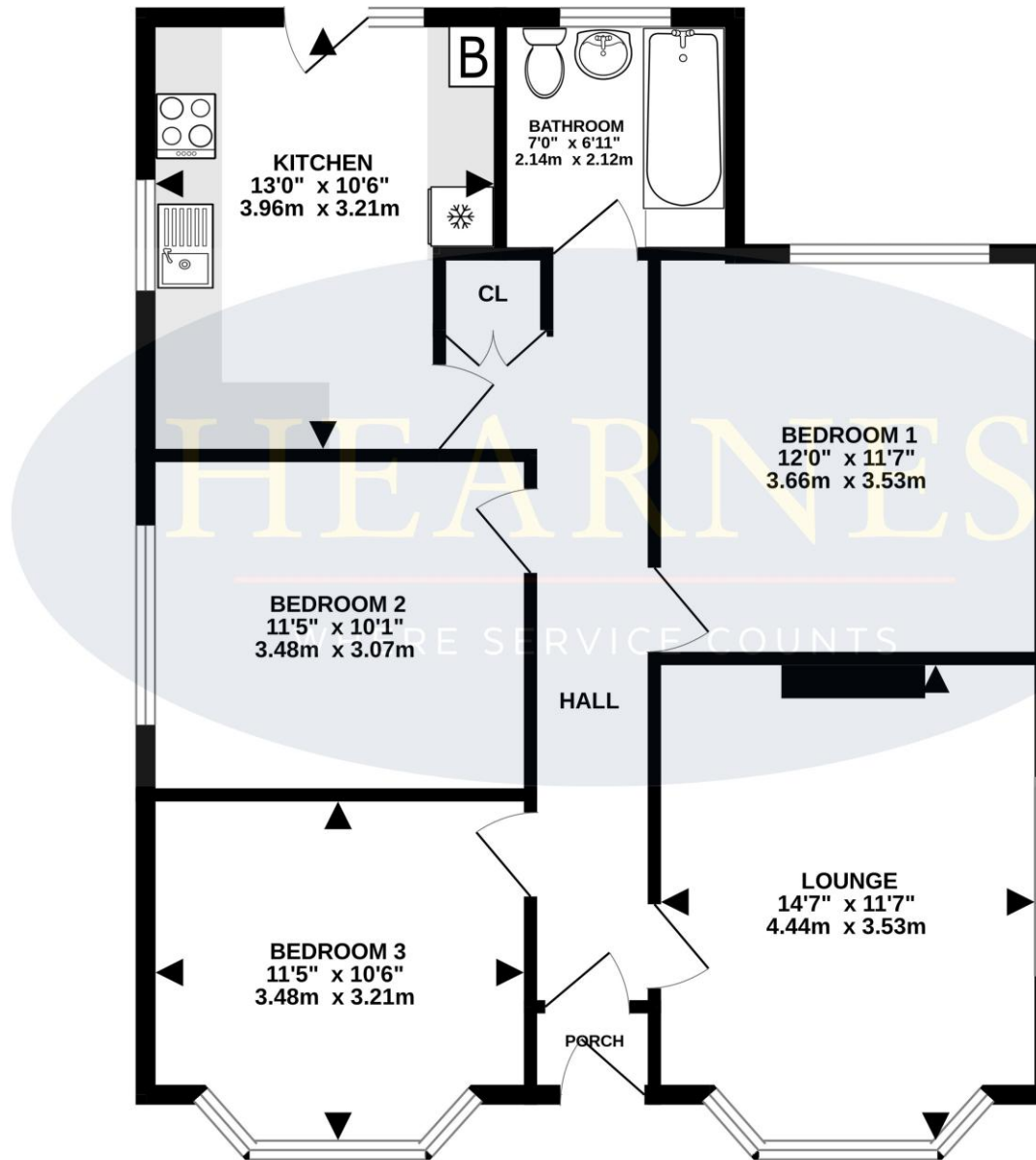




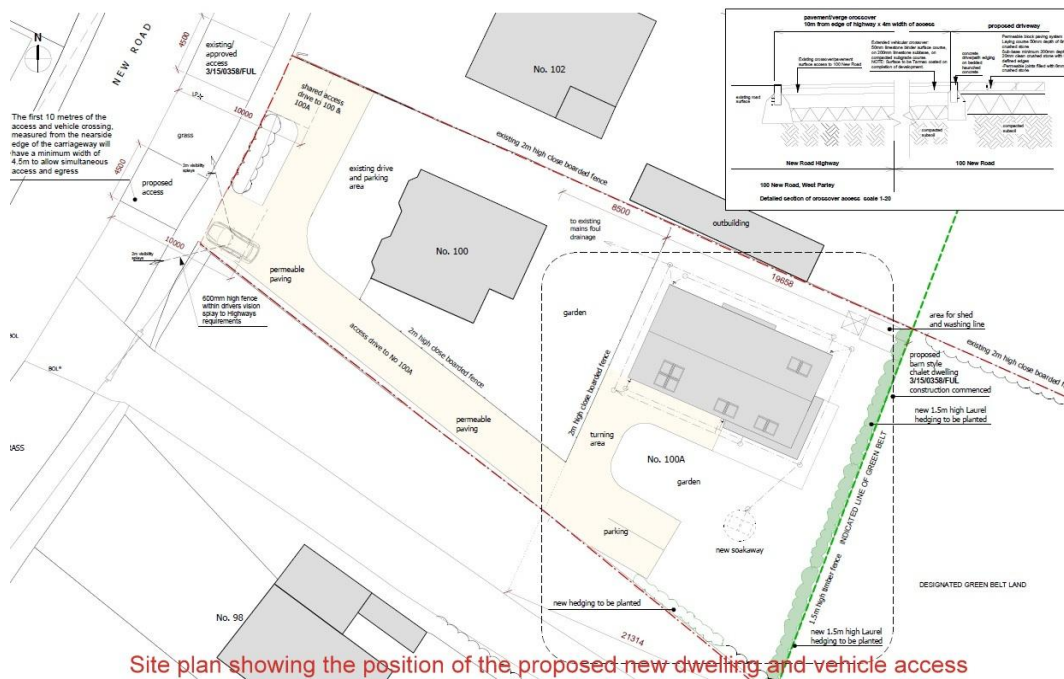
0.55 of an acre plot

TOTAL FLOOR AREA : 805 sq.ft. (74.8 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 NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- **A front and side driveway** provides generous off road parking for several vehicles
- The rear garden is a superb feature of the property as it has a maximum overall measurement of 200ft x 118ft, backs onto farmland and therefore offers an excellent degree of seclusion. The garden itself is predominantly laid to lawn. At the far end of the garden there is a timber storage shed
- The current owners have **planning permission which has been granted to create an 1,800 sq ft detached property within the garden above**
- **Planning permission has also been granted for a separate driveway** to be created to the right hand side of the existing bungalow giving vehicle access to the proposed property

AGENTS NOTE: At present there is planning permission for one dwelling (1,800 sq ft) and the remainder of the garden is green belt. Depending on the final figure agreed it maybe a request of the sellers that there will be an overage of any profit made for the sale of any green belt land for development over the existing planning over the next 30 years. All the facilities within West Parley are located approximately 400 metres away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2 miles away.



Development opportunity with planning permission approved

Viewing strictly by appointment only

6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ

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