

Chine Walk,

West Parley, BH22 8PU



HEARNES

WHERE SERVICE COUNTS



“A stunning 3,700 sq ft family home with a two bedroom annexe, occupying a secluded plot measuring 0.31 of an acre ”

FREEHOLD PRICE £1,195,000

This impeccably presented and extremely versatile four double bedroom, one bathroom, one shower room, four reception room detached family home has an ‘in’ and ‘out’ driveway, detached double garage and an immaculately kept secluded gardens whilst occupying a plot measuring 0.31 of an acre.

‘Moorlands’ is an impeccably presented 3,700 sq ft family home with the accommodation currently arranged to incorporate a two bedroom annexe. This fantastic family home would ideally suit a large family or purchaser looking for a multi generation home as the annexe has been previously been used to accommodate an elderly relative. This secluded plot and position are two particular features. The property is situated within a sought after location of West Parley.

- **A 3,700 sq ft four bedroom, four reception room detached family home with annexe occupying a secluded plot measuring 0.31 of an acre**

- Spacious **reception hall** with fitted storage cupboards
- **Cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- 17’ Impressive dual aspect **lounge**. An attractive focal point of the room is a remote control living flame gas fire with stone surround
- Generous sized separate **dining room** with a bay window to the front aspect
- Beautifully finished **kitchen** incorporating ample quartz worktops with matching upstands, inset sink with Quooker boiling hot water tap, excellent range of light oak base and wall units with underlighting, integrated Neff induction hob, Neff twin ovens, recently replaced Bosch dishwasher, space for American style fridge freezer, attractive tiled splashbacks and double glazed window overlooking the rear garden, Karndean tiled effect flooring
- **Breakfast room** which enjoys a dual aspect with Karndean tiled effect flooring and double glazed French doors leading out into the rear garden
- Generous sized **utility room** with worktops, sink unit, recess and plumbing for washing machine, recess for tumble drier, cupboard housing a wall mounted gas fired replacement boiler and tiled floor
- **Snug/family room** with a box bay window to the side aspect and a door leading through into the annexe

Annexe

- **Annexe hallway** with stairs rising to a loft room
- **Annexe lounge** enjoying a dual aspect with views over the rear garden and double glazed French doors leading out into the conservatory
- **Annexe conservatory** with tiled effect Karndean flooring and a double glazed door leading out into the rear garden and patio
- **Annexe bathroom/wet room** incorporating a good sized walk-in shower area with separate shower attachment and shower over, over sized bath with separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring with underfloor heating
- **Annexe double bedroom**
- **Annexe double bedroom**
- **Annexe loft room** which is accessed via a staircase from the annexe hallway with two double glazed velux roof windows. This currently provides a children’s area but would make an ideal home office or useful easy accessible storage area with two doors giving access into two further easy accessible and useful storage spaces

First Floor

- First floor **landing** with airing cupboard
- 20’ x 14’ **Master bedroom** which enjoys a dual aspect with an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, drawer storage and dressing table and an additional floor to ceiling wardrobe with sliding doors
- Spacious **ensuite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, chrome raindrop shower head, WC, wash hand basin with vanity storage beneath, fully tiled walls and tiled effect Karndean flooring
- **Fourth bedroom/office** which is currently being used as an office as have fitted office furniture but could also be used as a double bedroom. Door giving access into a walk-in wardrobe

COUNCIL TAX BAND: G

EPC RATING: D

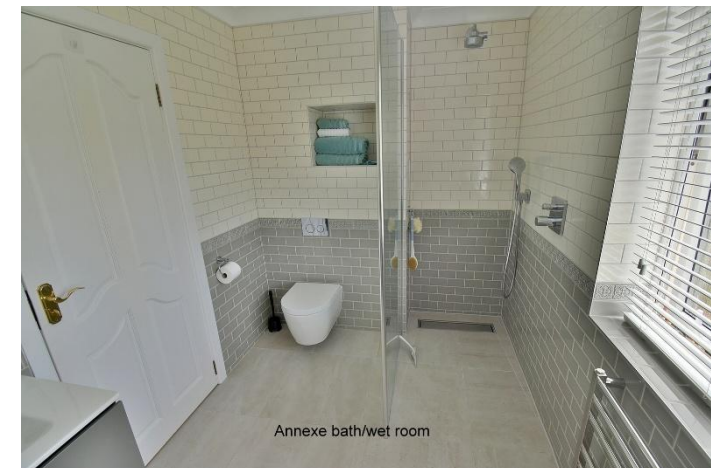




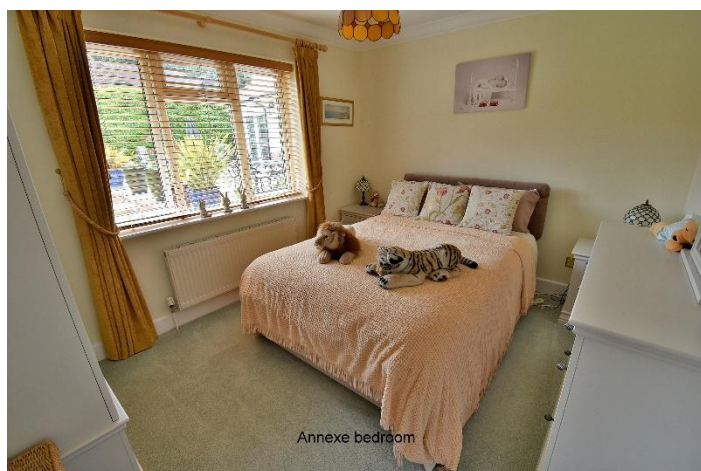
Annexe lounge



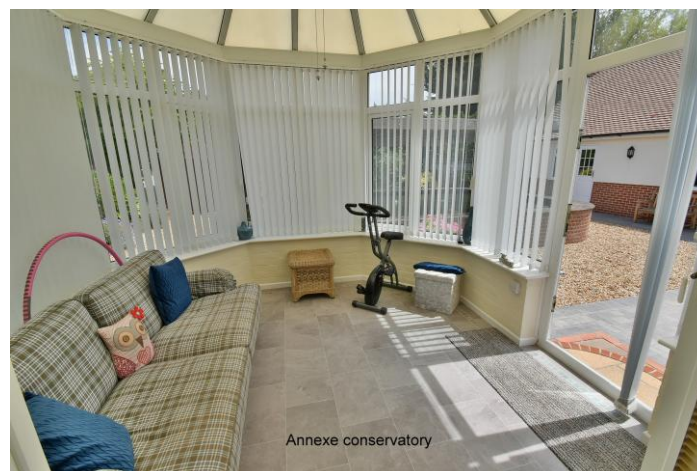
Annexe hallway



Annexe bath/wet room



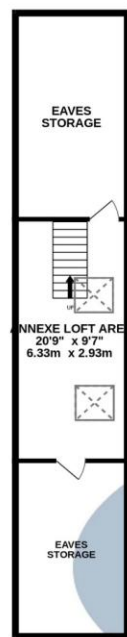
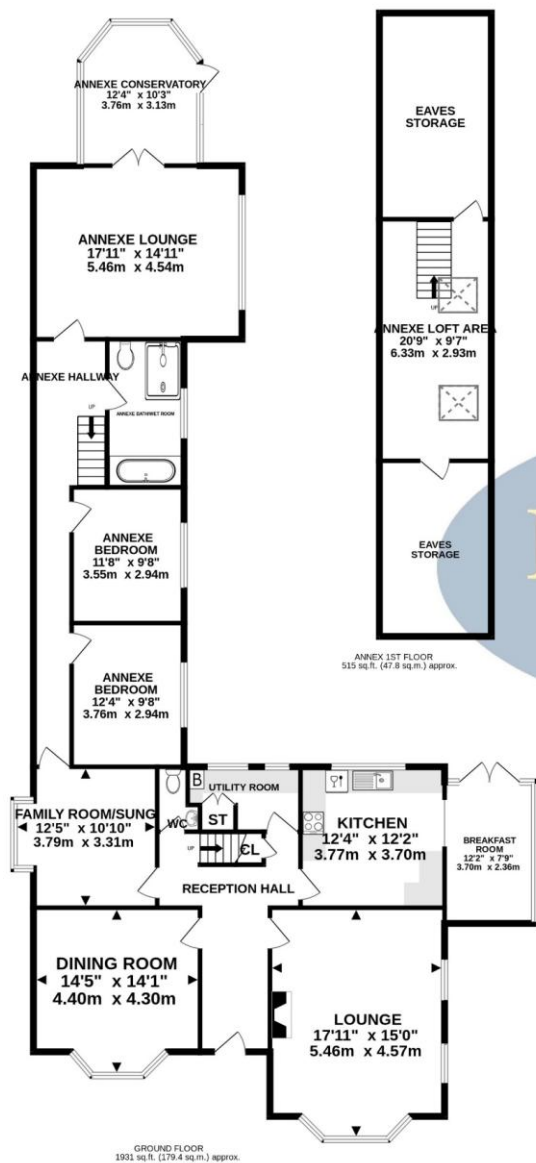
Annexe bedroom



Annexe conservatory



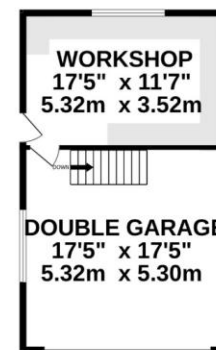
Annexe bath/wet room



ANNEXE 1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 3724 sq.ft. (346.0 sq.m.) approx.

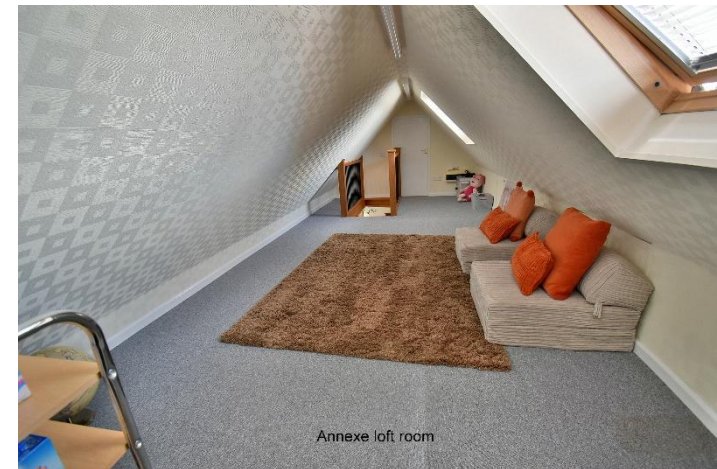
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.



Annexe bedroom



Annexe loft room





Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, has a maximum overall measurement of 110' x 70' and is immaculately kept. Adjoining the rear of the property there is a large and raised block paved patio area. Steps lead down onto an immaculately kept area of lawn which is surrounded by a gravelled path. At the far end of the garden there is a further area of block paved patio and a large Koi pond with a pergola over. (The pond has Koi which are open to separate negotiation). There is a pump house behind the detached double garage which houses a water filtration system for the pond. Also at the far end of the garden there is a summerhouse and well stocked flower beds. The garden itself must be seen to be fully appreciated
- A front 'in' and 'out' gravelled **driveway** provides generous off road parking for several vehicles with an area of semi circular well stocked front flower bed
- Electronically operated wooden side gates open to give vehicle access onto a further gravelled driveway which in turn leads down to a detached double garage
- Detached **double garage** has a remote control rollup and over door, light and power, double glazed side window, door which gives access into a workshop and is fitted with base and wall units and double glazing. A ladder leads from the garage giving access into an easily accessible and useful loft storage area
- Further benefits include double glazing, a gas fired heating system with recently replaced boiler with the annexe and main house heating controls on separate thermostats

There is a small selection of amenities at West Parley approximately 350 metres away. Ferndown town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a championship golf course on Golf Links Road and the clubhouse to the golf course is located approximately 1.5 miles away.



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