

Gallows Drive

West Parley, Dorset BH22 8RH





“A substantially enlarged and beautifully finished versatile family home with a 50ft sub-divided outbuilding occupying a good size, secluded plot”

FREEHOLD GUIDE PRICE £800,000

This extended, remodelled and superbly appointed four double bedroom, two bathroom, two shower room detached chalet style family home has a landscaped and private garden with a recently constructed 50ft detached outbuilding which is sub divided to create a gym, hot tub room, garden room and garden store. There is a front driveway providing generous off road parking for several vehicles and an integral single garage.

This deceptively spacious and extremely versatile 2,700 sq ft family home is situated in a sought-after location within West Parley. A particular feature of the property is the recently constructed detached outbuilding which has the flexibility to be used as required. The current owners have managed to create a light, spacious and stylish family home. The ground floor accommodation can be altered to create an annexe if required.

- **Substantially enlarged and superbly appointed four double bedroom detached chalet style family home**

Ground floor:

- Generous sized **entrance hall** with oak flooring and an oak staircase with glass balustrade leading to the first floor
- 40ft Stunning **open plan lounge/dining room/kitchen** which has oak flooring and underfloor heating continuing throughout this fantastic family and entertaining space
- The **lounge area** has bi-fold doors leading out onto the rear garden patio and has a mosaic exposed stone feature wall. Bifold doors leading out onto the rear garden and patio and an opening through into the snug area
- **Snug area** has a double glazed window to the side aspect
- **Dining area** has bifold doors leading out into the rear garden. Ample space for dining table and chairs and a door leading through into the utility room
- **Kitchen area** has been beautifully finished with extensive Quartz worktops and upstands and a stainless steel inset sink unit with rinse hose, integrated Bosch dishwasher, integrated Bosch five ring gas hob and extractor canopy above, Bosch combination oven and microwave with recess for tall fridge and separate freezer with a partly vaulted ceiling with double glazed velux window, and further window overlooking the rear garden
- **Utility room** with recess and plumbing for washing machine, good range of base and wall units
- **Bedroom one** is a generous sized double bedroom with a bay window to the front aspect, oak flooring, air conditioning and a fitted wardrobe
- Spacious and beautifully **fitted en-suite shower room** incorporating a large, walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, additional vanity storage, fully tiled walls and flooring
- Bedroom two is a **double bedroom** with window to the front aspect
- Spacious **en-suite shower room** incorporating a large, corner shower cubicle, pedestal wash hand basin, WC, fully tiled walls
- **Family bathroom** finished in a stylish white suite incorporating and oversized bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC with concealed cistern, tiled floor

First floor:

- **Part galleried landing**
- **Bedroom three** is a large double bedroom benefitting from two double fitted wardrobes and an access into eaves for useful storage
- **Bedroom four** is also a large double bedroom with a fitted double wardrobe
- **Family bathroom/shower room** finished in a stylish white suite incorporating a panelled bath, large separate shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: D

EPC RATING: C

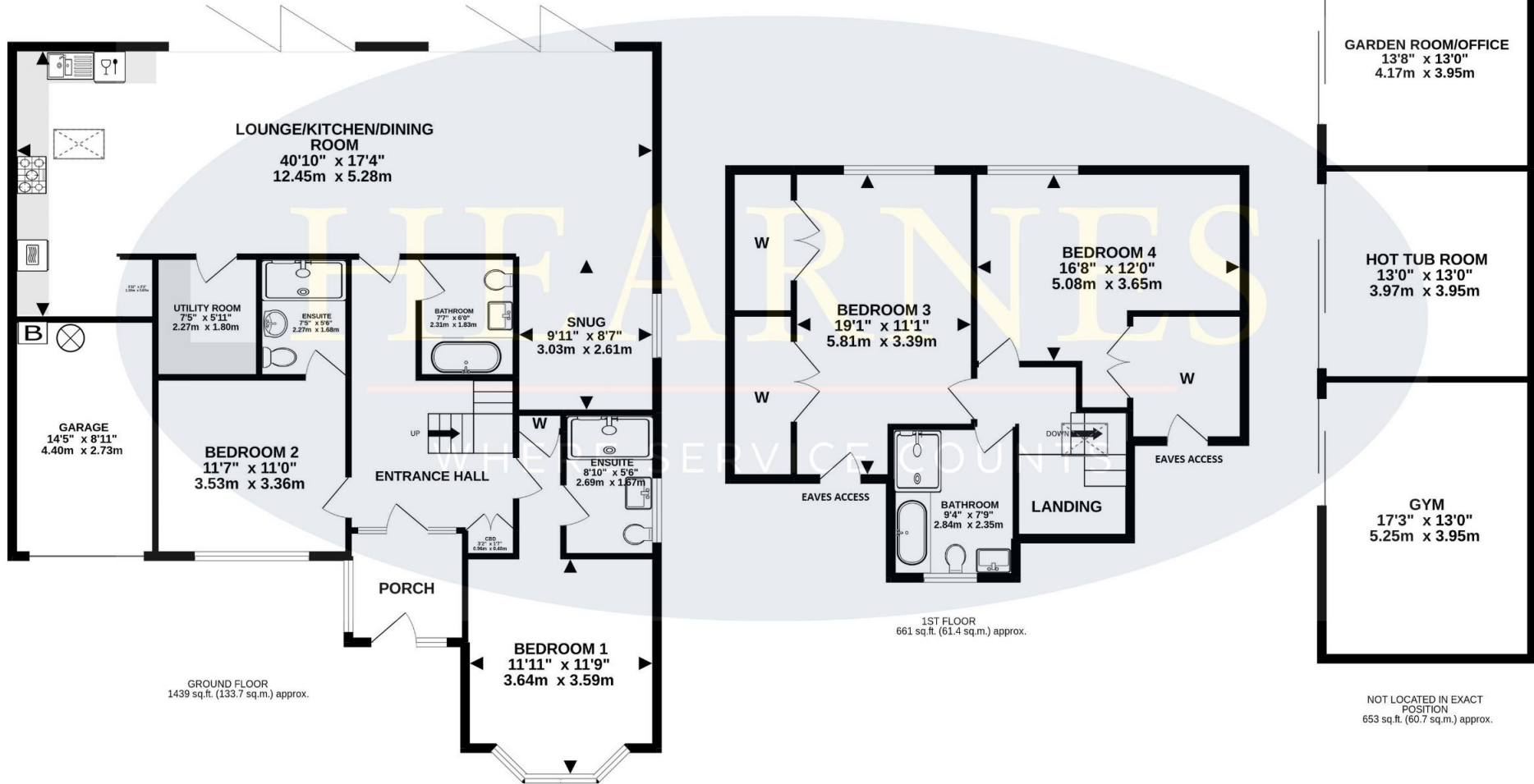






TOTAL FLOOR AREA : 2753 sq.ft. (255.8 sq.m.) approx.

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

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 55ft x 40ft and has been landscaped
- Adjoining the rear of the property there is a large, Indian sandstone paved patio. A side path leads round to a side gate on one side of the property, with a further side path and double side gates providing a wide side access on the opposite side of the property
- There are two areas of well kept lawn which is divided by a central porcelain paved path which leads up to a recently constructed detached **outbuilding**
- The **outbuilding** has been sub-divided and has light and power and WIFI and has been sub-divided to create four useful spaces;
 - A gym with sliding patio doors and air con
 - A hot tub room with dehumidifier, sliding patio doors and a tiled floor
 - A garden room/sun room with sliding patio doors and air con
 - A garden store with light and power
- A **front driveway** provides generous off road parking for several vehicles which in turn leads up to a integral single garage
- **Integral single garage** has a remote control rolled up and over door, a wall mounted gas fired boiler and a pressurized hot water tank
- **Further benefits** include; double glazing, replacement UPVC fascias and soffits and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away. There is also a small selection of amenities on Glenmoor Road less than 1 mile away, with a further selection of amenities approximately half a mile away.



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