

Chine Walk

West Parley, Dorset, BH22 8PU



HEARNES

WHERE SERVICE COUNTS



“An extremely versatile 3,100 sq ft family home, sitting centrally on a secluded plot measuring 0.34 of an acre”

FREEHOLD PRICE £995,000

This superbly positioned and extremely spacious five double bedroom, one bathroom, two shower room, three reception room detached family home has a 90 ft secluded rear garden, double garage and driveway providing generous off-road parking, whilst sitting centrally on a secluded plot measuring in excess of 1/3rd of an acre.

This immaculately presented and extremely versatile 3,100 sq ft family home is situated in a highly sought after location within West Parley and is conveniently located for amenities.

This light, spacious and versatile family home has annexe potential and an early viewing is strongly recommended.

- **A 3,100 sq ft five double bedroom, three reception room detached family home, occupying a secluded plot measuring ...of an acre**

Ground Floor:

- 18ft Spacious **entrance hall**
- 23ft x 18ft **Cottage style open plan kitchen/breakfast/dining room**. Kitchen area beautifully finished with extensive granite worktops, a central island unit also finished in granite which continues round to form a breakfast bar, an excellent range of base and wall units with underlighting, Range cooker with extractor canopy above, integrated fridge/freezer and dishwasher, ample space for a dining table and chairs, exposed ceiling beams, seating area with living flame log effect gas fire set within an exposed brick Inglenook fireplace, French doors leading out to the rear garden and a tiled floor
- **Utility room** with a recess and plumbing for a washing machine, recess for a condensing tumble dryer, sink unit, tiled floor and a useful walk in storage cupboard
- **Laundry room** with sink unit, base units, double coat cupboard, tiled floor, internal door through to the double garage, door out to the rear garden a further door through to the cloakroom
- **Cloakroom** finished in a stylish white suite with fully tiled walls and flooring
- Impressive dual aspect **19ft x 14ft lounge** with a multi fuel burning stove sat within a small Inglenook fireplace with exposed brick surround and wooden mantel above
- **Sitting room/family room** with bay window to the front aspect
- **Bedroom/snug**, which could also be used as a home office, with a fitted double wardrobe and French doors leading out to the rear garden
- Luxuriously appointed **wet room** incorporating a large wall-in shower area with oversized chrome raindrop shower head and separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

First Floor:

- **Spacious landing** which is large enough to be used as a study
- **21ft Impressive dual aspect main bedroom** with vaulted ceiling
- Spacious **en-suite shower room** finished in a modern white suite incorporating a good sized walk in shower cubicle, pedestal wash hand basin, wc, fully tiled walls and flooring
- **Walk-in wardrobe** with fitted shelving and hanging rails
- **Bedroom two** is a generous 19ft double bedroom with seating area, built-in wardrobe and eaves storage space
- **Bedroom three** is also a large double bedroom enjoying a dual aspect, with two fitted double wardrobes and eaves storage space
- **Bedroom four** is also a generous sized double bedroom with a full height door giving access to a walk in wardrobe and eaves storage
- **Bedroom five** is again a double bedroom with fitted wardrobes and an eaves storage space
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, pedestal wash hand basin, wc, fully tiled walls and flooring
- **Further benefits** include double glazing and a gas-fired heating system with boiler replaced in January 2024

COUNCIL TAX BAND: F

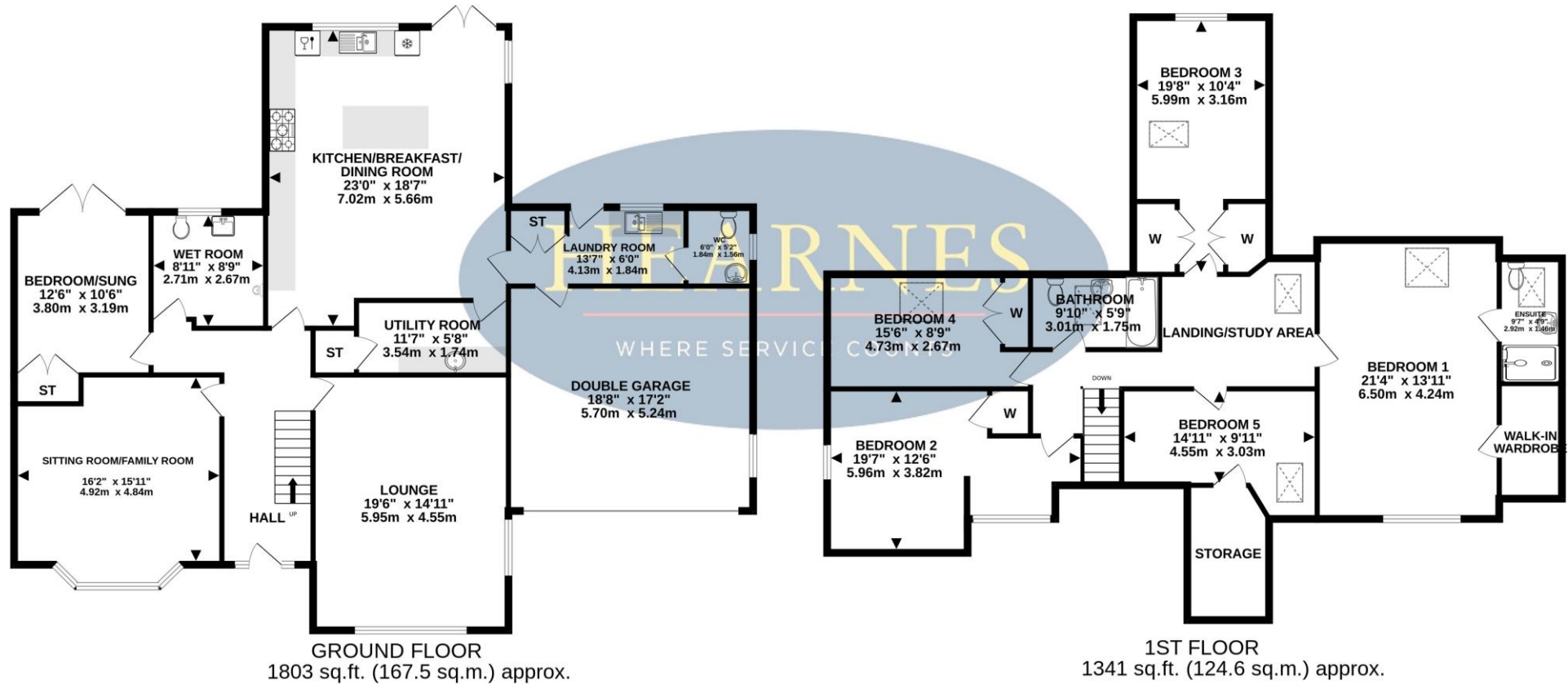
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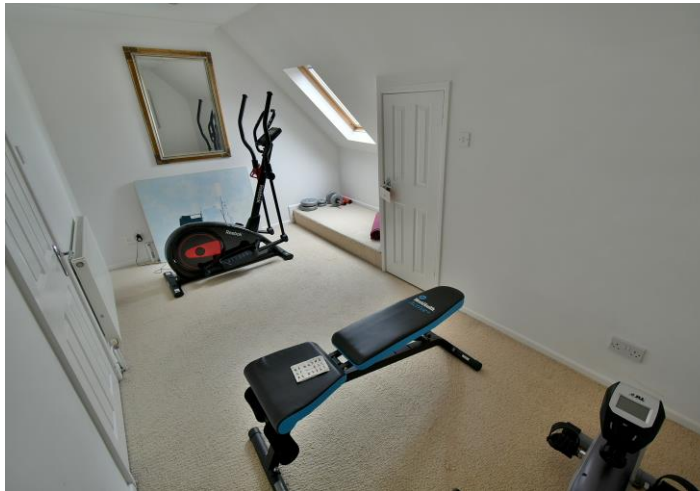


TOTAL FLOOR AREA : 3144 sq.ft. (292.1 sq.m.) approx.

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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Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion and measures approximately 90ft x 75ft. Adjoining the rear of the property there is a large raised Indian Sandstone paved patio which is enclosed by a low level wall. Steps lead down to a large expanse of well-kept private lawn, with a further area of Indian sandstone paved patio which currently houses a hot tub. Side paths and side gates are located on both sides of the property
- **Front block paved driveway** providing generous **off-road parking** for several vehicles, which in turn leads up to a double garage and an area of front lawn
- **Double garage** with a metal up and over door, recently replaced wall-mounted gas-fired boiler, light, power and an internal door into the property

There is a small selection of amenities in West Parley approximately 500 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away. Ferndown also enjoys a Championship Golf Course on Golf Links Road.



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