

Christchurch Road

West Parley, Dorset BH22 8SY



HEARNES

WHERE SERVICE COUNTS



“An immaculately presented and character family home occupying a secluded plot measuring 0.22 of an acre within West Parley”

FREEHOLD GUIDE PRICE £525,000

This immaculately presented and character three double bedroom detached chalet style family home has a 100ft secluded rear garden with detached single garage, various outbuildings and driveway providing generous off road parking for several vehicles whilst sitting proudly on a secluded plot approaching ¼ of an acre.

This superbly positioned and extremely attractive light, spacious and versatile family home offers a wealth of charm and character. A particular feature is the large, secluded plot which allows the property potential to be enlarged and enhanced, subject to the necessary planning consents.

- **A three double bedroom chalet style family home with secluded gardens on a plot approaching ¼ of an acre**

Ground floor:

- **Spacious 15ft entrance hall** with large understairs cupboard and coat cupboard
- **Dual aspect lounge** with living flame coal effect gas fire and double glazed door leading out onto a front covered seating area
- **Good size separate dining room** with box bay window to the side aspect. An attractive focal point of the room is a wood burning stove with a tiled hearth, exposed brick chimney breast and wooden mantle above
- **Kitchen** incorporating wood block work surfaces, base and wall units, inset ceramic sink with waste disposal unit, integrated oven, grill, hob, recess and plumbing for dishwasher, recess for fridge, tiled splashbacks, double glazed window overlooking the rear garden
- **Utility with** space and plumbing for washing machine, wall mounted gas fired boiler
- **Family room/double bedroom** which is currently used as a reception room, but could also make a good double bedroom
- Additional **ground floor double bedroom**
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, pedestal wash hand basin, WC, partly tiled walls

First floor:

- **Generous size double bedroom** benefitting from two double wardrobes, access into the eaves for useful storage
- **En-suite cloakroom** with WC and pedestal wash hand basin

COUNCIL TAX BAND: D

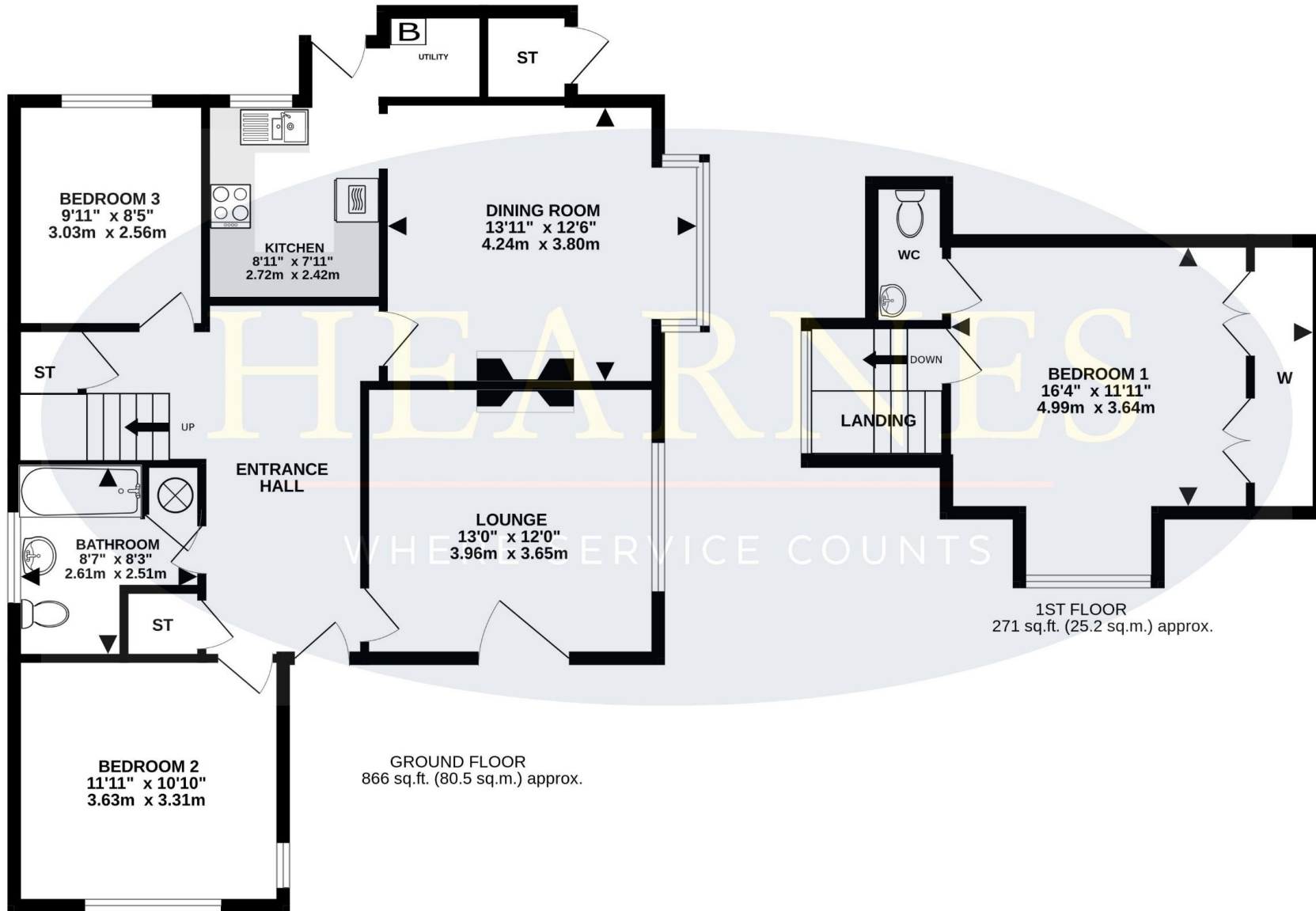
EPC RATING: E





TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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 Hearnes 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 measures approximately 100 ft x 55ft, is immaculately kept and offers an excellent degree of seclusion. The garden itself is mainly laid to lawn
- Adjacent to the rear of the property there is a **paved patio area with a block paved path** which meanders through the garden down to a **covered seating area, a paved patio area, a circular block paved and shingled seating area, three timber storage sheds and log store**. The garden itself must be seen to be appreciated
- **A front gravelled driveway** provides generous off road parking
- **A wooden five bar gate** opens onto a side driveway. The driveway provides additional off road parking
- **A block paved driveway** continues down to a detached single garage
- **Detached single garage** has double wooden doors, light and power
- **Further benefits include;** double glazing, UPVC fascias & soffits and a gas fired heating system

There is a small selection of amenities at West Parley approximately 200 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town is located approximately 2.5 miles away.



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