

'Oak Tree Cottage'

Dudsbury Road, West Parley, BH22 8RD



HEARNES

WHERE SERVICE COUNTS



“A character and versatile family home with a 75’ private rear garden offered with no chain”

FREEHOLD PRICE £575,000

This deceptively spacious and attractive four double bedroom, two bathroom, two reception room detached chalet style family home has a 75’ private rear garden, ample off road parking and a detached single garage. The property also comes to the market offered with no onward chain.

- **Four double bedroom, two reception room detached family home with a 75’ rear garden**
- Spacious **entrance hall**
- Cottage style **kitchen/breakfast room** with a double glazed window offering a pleasant outlook over the rear garden with a double glazed door leading out onto a raised patio area. The kitchen benefits from an integrated fridge and dishwasher, recess for cooker with an extractor canopy above, recess for freezer, recess and plumbing for washing machine, ample space for breakfast table and chairs, tile floor, archway through into the dining room
- **Dining room** has a double understairs cupboard and double glazed French doors leading out onto a rear patio area
- **The lounge** enjoys a dual aspect, measures approximately 18’ in length and has double glazed sliding patio doors leading out onto the patio area. An attractive focal point of the room is an exposed brick open fireplace with tiled hearth and wooden mantle above
- **Two generous sized double bedrooms**
- **Jack & Jill family bathroom** finished in a white suite incorporating a panelled bath with shower over, pedestal wash hand basin, WC
- Spacious and galleried **landing** which is large enough to use as a study area
- Generous sized dual aspect **double bedroom**
- Additional good sized **double bedroom** with fitted wardrobes and cupboard storage
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, pedestal wash hand basin, WC

COUNCIL TAX BAND: E

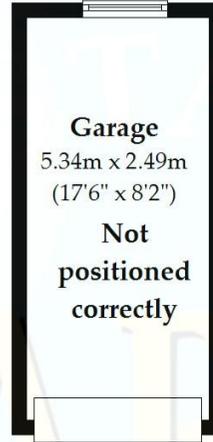
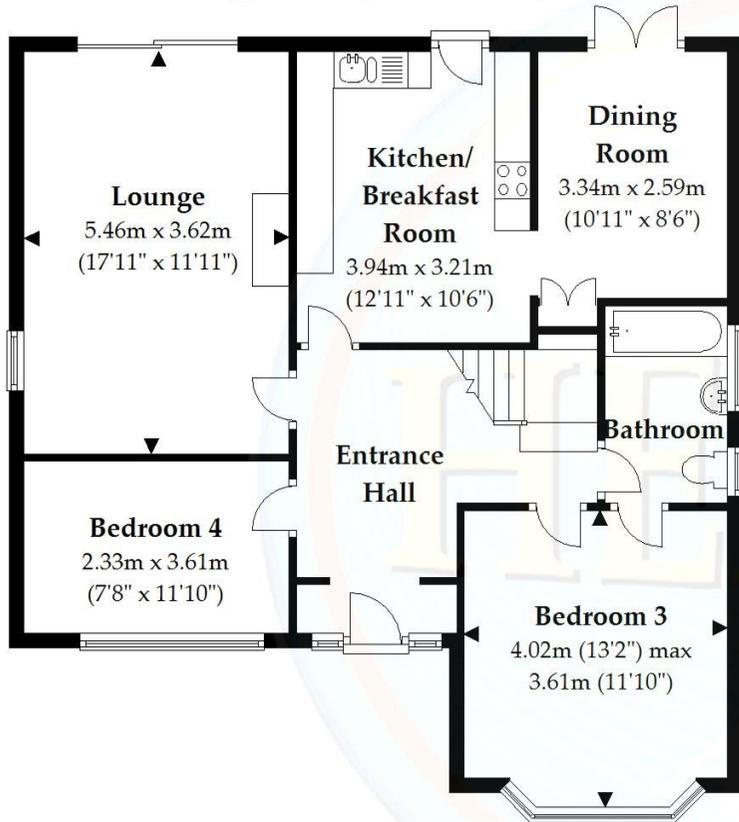
EPC RATING: TBC





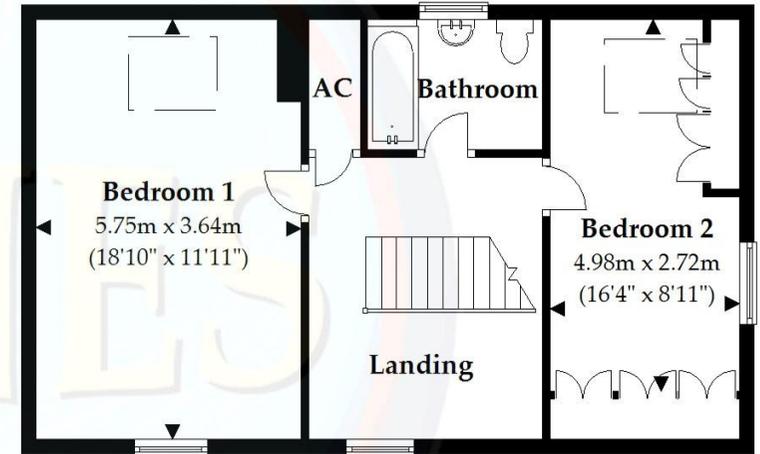
Ground Floor

Approx. 83.7 sq. metres (901.3 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



LJT SURVEYING Total area: approx. 139.3 sq. metres (1499.3 sq. feet)

Plan not to scale and is for illustrative purposes only. The dimensions, North point and all other items are approximate and should not be relied upon. All spaces attached to the main property are included in the floor areas stated. 3D plans do not represent the state of the property.

LJT Surveying Ringwood





Outside

- The **rear garden** offers an excellent degree of seclusion, is fully enclosed and measures approximately 75' in length x 50' in width
- Adjoining the rear of the property there is a raised and good sized paved patio area with steps leading down onto a large area of lawn which is well stocked with many attractive plants and shrubs. At the far end of the garden there is a gravelled seating area and a timber storage shed
- A wooden five bar gate opens onto a front and side **driveway** which provides generous off road parking for several vehicles
- The **front garden** is stocked with many attractive ornamental plants and shrubs
- Detached single **garage** has an up and over door, window, light and power
- **Further benefits** include double glazing as well as replacement UPVC fascias and soffits, a gas fired heating system and the property is offered with no onward chain

Ferndown town centre is located less than 1 mile away and offers an excellent range of shopping, leisure and recreational facilities. There is a small selection of amenities at West Parley located than half a mile away.



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