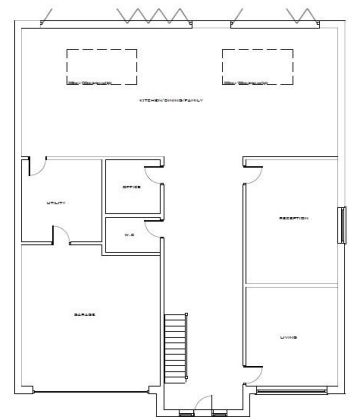
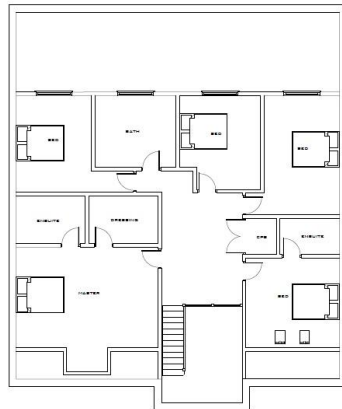
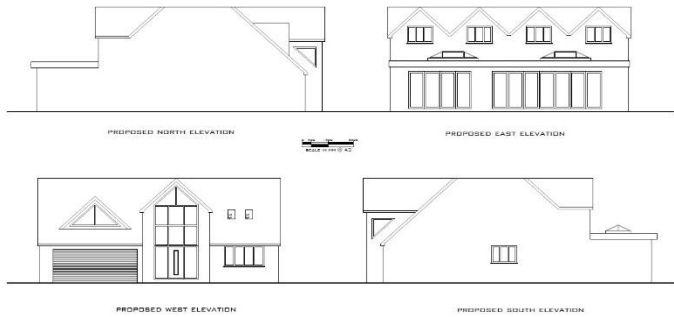


New Road, West Parley, Dorset, BH22 8EP



HEARNES

WHERE SERVICE COUNTS



“A detached family home with planning permission granted to substantially enlarge, whilst occupying a plot measuring 0.37 of an acre”

FREEHOLD GUIDE PRICE £750,000

An exciting opportunity to purchase a four double bedroom, two reception home detached family home which has planning permission granted to create a stunning and extremely spacious contemporary family home which would sit centrally on a secluded plot measuring 0.37 of an acre.

Within the rear garden the owners have recently constructed a detached cabin/home office, whilst in the front garden there is currently a static home, this would make ideal temporary accommodation whilst the main property was being re-developed.

The planning permission has been granted to create a five bedroom detached property and the planning permission expires at the end of 2022.

- **A four bedroom detached family home occupying 0.37 of an acre plot with planning permission granted**
- Spacious **entrance hall** with understairs cupboard
- Ground floor **cloakroom** with WC and wall mounted wash hand basin
- 22' Dual aspect **lounge** with a living flame coal effect gas fire and wooden surround, double glazed French doors leading out to the rear garden
- Separate **dining room** with a double glazed window overlooking the rear garden
- **Kitchen/breakfast room** incorporating rolltop work surfaces with a good range of base and wall units, recess for fridge freezer, recess for cooker, serving hatch through to the dining room, space for breakfast table and chairs, double glazed window overlooking the rear garden and a door leading into a porch area
- **Utility room** with a wall mounted gas fired Worcester boiler, Belfast sink, space and plumbing for washing machine
- Ground floor **double bedroom** with a double glazed window to the front aspect

First Floor

- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect with access into the eaves for useful storage
- **Bedroom two** is also a double bedroom with access into the eaves for useful storage
- **Bedroom three** is also a double bedroom currently being used as an office with access into the eaves for useful storage
- **Family bathroom** incorporating a bath with mixer taps and shower hose, WC, pedestal wash hand basin, fully tiled walls

COUNCIL TAX BAND: F

EPC RATING: D

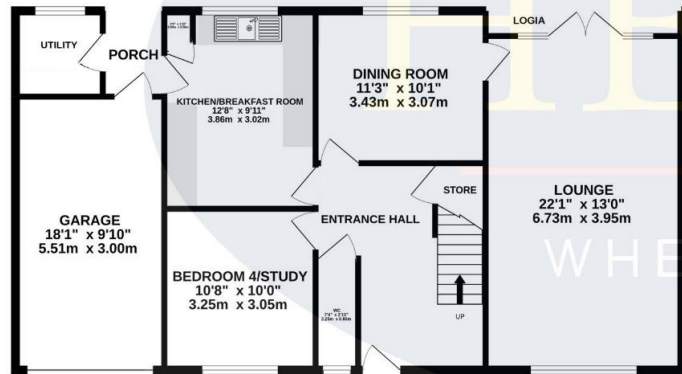




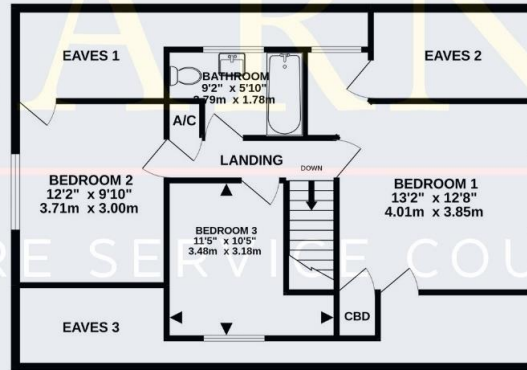


TOTAL FLOOR AREA : 2459 sq.ft. (228.4 sq.m.) approx.

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.
Made with Metropix ©2022



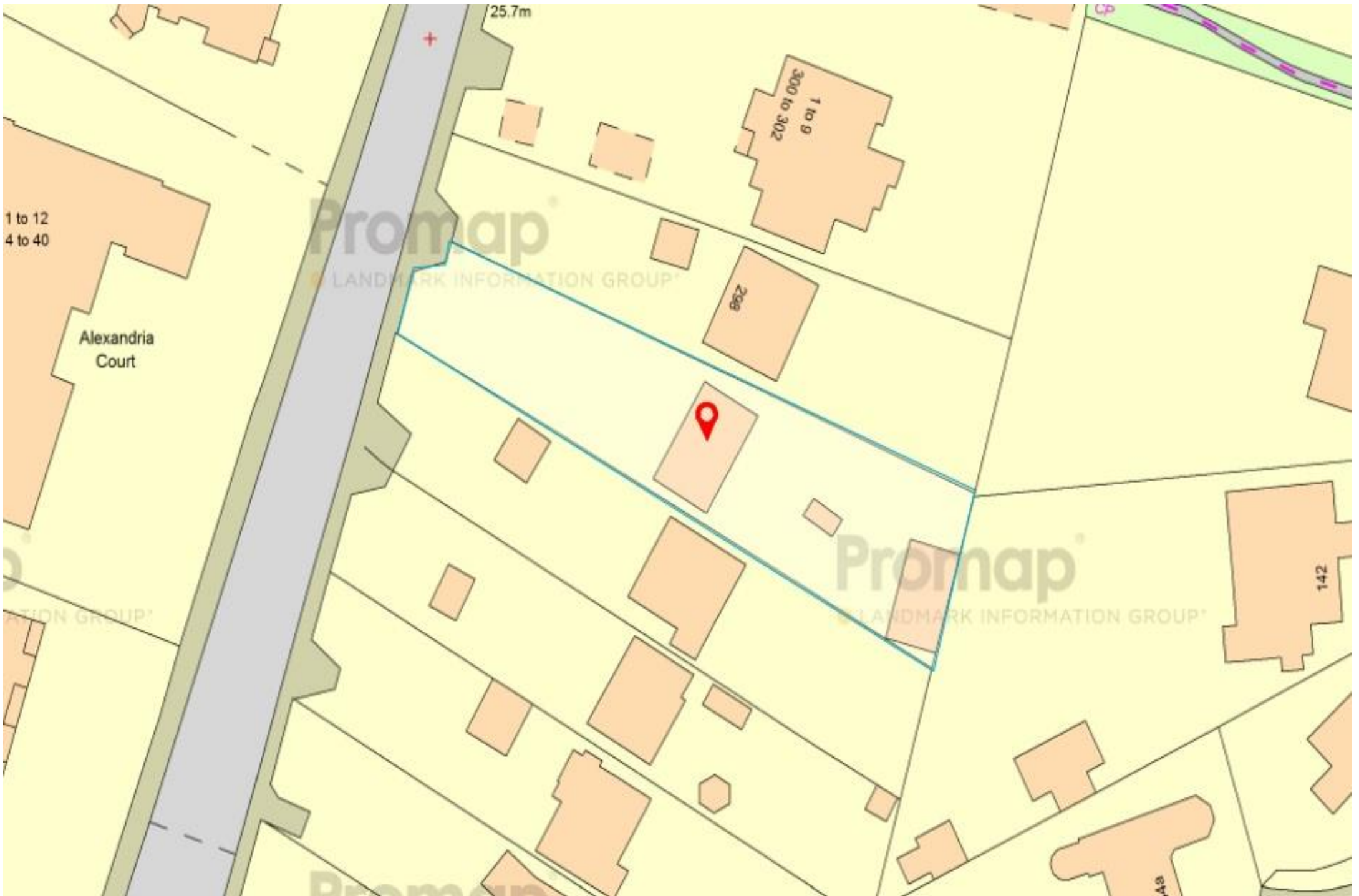
GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
595 sq.ft. (55.3 sq.m.) approx.



25.7m

1 to 12
4 to 40

Alexandria
Court

1 to 9
300 to 302

209

142

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148



Outside

- The **rear garden** measures approximately 110' x 70', offers an excellent degree of seclusion and is fully enclosed
- Adjoining the rear of the property there is a paved patio. The remainder of the garden is predominantly laid to lawn. On one side of the property there are double wooden side gates. At the far end of the garden there is a recently constructed cabin/office which is fully insulated, has a mains water supply and drainage
- A front block paved **driveway** provides generous off road parking for several vehicles
- The front garden measures approximately 130' x 50'
- **Further benefits** include double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately less than 1 mile away. Ferndown also has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately less than half a mile away.



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www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne