



Eton Mews, 207 New Road
West Parley, Dorset BH22 8EE

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LEASEHOLD (SHARE OF FREEHOLD) GUIDE PRICE £475,000

GUIDE PRICE £475,000 - £485,000

Eton Mews is a select development of only four similar properties providing excellent privacy and security, approached from a sweeping driveway from the road. The property is set within mature surroundings in an extremely convenient location only 500 yards from a shopping parade and Tesco Express at West Parley whilst within easy access of Ferndown town centre, Hurn airport and the A31 commuter routes.

The accommodation comprises a private entrance to the immediate stunning open plan reception hall, dining area and re-fitted bespoke kitchen with a step down to the dual aspect living room with French doors leading out to a raised decking area, three first floor double bedrooms served by a contemporary en-suite and family shower room., whilst the main bedroom also has a walk-in dressing room and French doors to a delightful balcony with views over the garden.

A polished porcelain tiled floor which continues through into the beautiful refitted kitchen/dining room with extensive work surfaces and excellent range of integrated appliances to include a built in double oven, hob and extractor, built in fridge/freezer and dishwasher, space for a dining table and chairs and a floor to ceiling southerly facing window flooding this room with lots of natural light. Recently refitted glow worm combi-boiler. The lounge has Karndean flooring with double glazed French doors leading out to a veranda, an attractive focal point of the room is a living flame coal effect gas fire with a stylish surround. Also on the ground floor there is a cloakroom which incorporates a low level wc with concealed cistern and a chrome wash hand basin set on a marble plinth.

The first floor landing has a partly vaulted ceiling with a skylight creating a striking feature. The master bedroom has a triangular shaped feature window and double glazed French doors leading out to a balcony, which offers a glorious view across the landscaped rear garden and a delightful wooded outlook. This balcony is a fantastic space to relax and enjoy the morning sun in the pleasant surroundings. The main bedroom also enjoys a walk in wardrobe and a luxuriously appointed en-suite wet room which incorporates a walk in shower area with chrome raindrop shower head and separate shower attachment, low level wc with concealed cistern and wall mounted wash hand basin with fully tiled walls and flooring. There are two further double bedrooms, one of which has a fitted floor to ceiling wardrobe with mirrored sliding doors and fitted shelving. Both bedrooms have the use of a luxuriously appointed family shower room finished in a stylish suite to incorporate a dual width walk-in shower cubicle with shower head, low level wc with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring.

The rear garden measures approximately 40ft in length, offers a good degree of privacy and is fully enclosed. The garden has been landscaped for ease of maintenance to incorporate a large paved patio area with an ornately shaped artificial lawn and a side gate.

The property is also conveyed with the unusual feature of a double garage with light, power and a metal up and over door.

Further benefits include double glazing, a gas-fired central heating system and a security alarm.

There is a small selection of amenities at West Parley less than 500 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.

Leasehold: 976 Years remaining

Service charge: £130.00 per month payable to Eton Mews Management Company (includes buildings insurance and the maintenance of communal areas and gardens)

COUNCIL TAX BAND: E

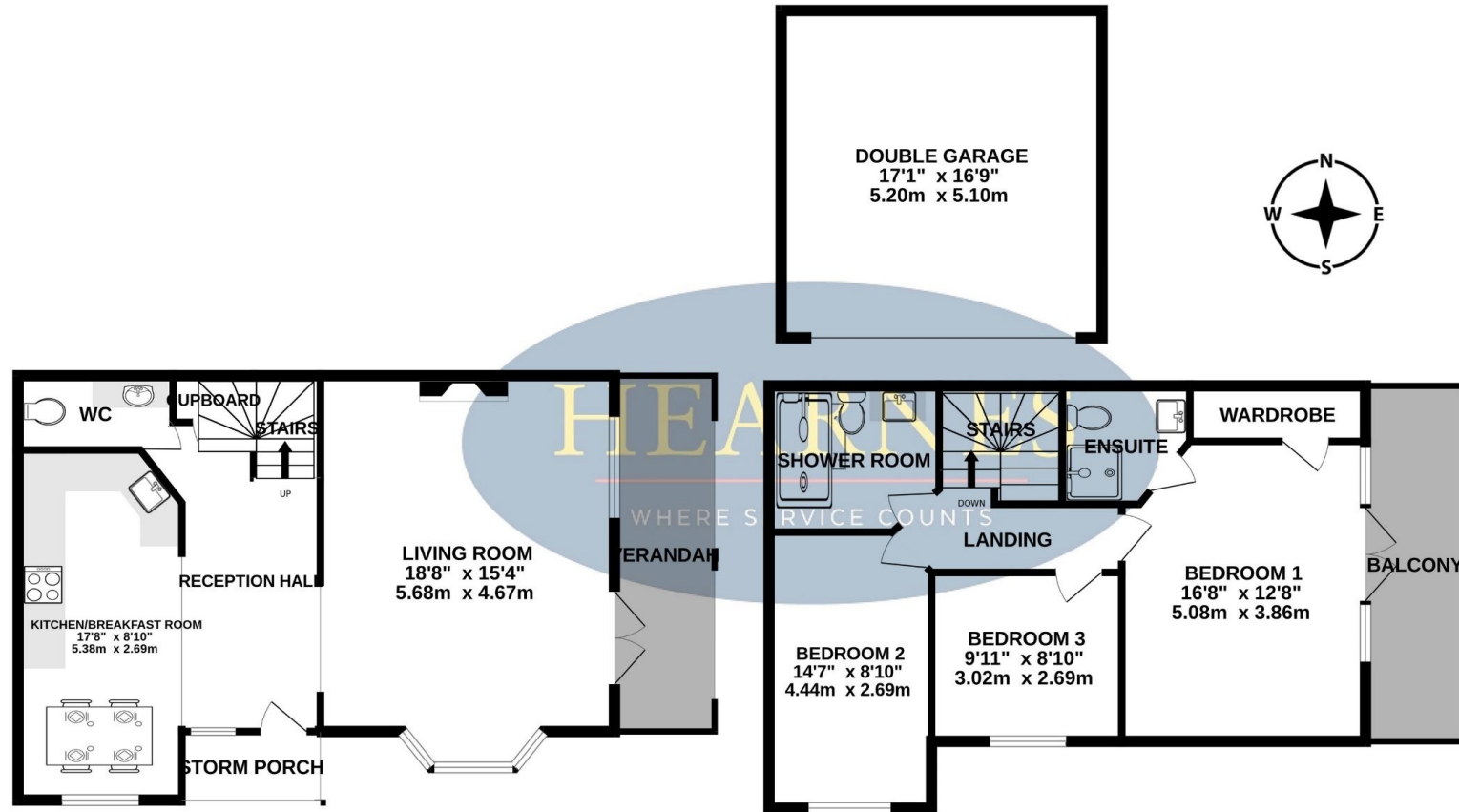
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.

1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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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390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

