

Dudsbury Road,  
West Parley BH22 8RG

Offers in Excess of £795,000





## Property Summary

A modern detached home with 2471 sq/ft of accommodation arranged over three levels. The property is located on a highly sought after road and enjoys a commanding positioning within a magnificent garden plot that offers a high degree of privacy and seclusion.



## Key Features

- Deceptively spacious detached home
- Large kitchen, dining - lifestyle room opening to the garden
- Living Room with log burner and sun terrace
- Utility room opening to rear garden
- Four double bedrooms
- Two well-appointed bathrooms
- Further reception room (cinema room, study, or fifth bedroom)
- Large garage with electric door
- Sweeping driveway and large frontage
- Westerly facing landscaped rear garden



## About the Property

This deceptively spacious detached home has a superb internal arrangement of rooms. The design allows for the property to be used in many ways and the flexible layout could prove ideal for a multitude of buyers.

The ground floor has a large entrance hallway which opens through double doors to an impressive kitchen/lifestyle room which opens to the rear garden. The kitchen is fitted with modern units and incorporates a range of Neff appliances to include a double oven and microwave combination. There is also a water softener, and the adjacent utility room is perfectly positioned leading from the kitchen.

The living room is also approached through double doors from the hallway and there is a contemporary log burner and wiring for wall mounted media. A particular feature of this room is the sun terrace that is accessed from patio doors which overlooks the generous front garden.

The generous master bedroom has a large ensuite bathroom with a double shower and full sized bath. This bedroom can also access the private sun terrace for morning sun. Two further bedrooms are located on the ground floor level and are serviced with a modern family shower room. Stairs rise to the first floor where a further bedroom and dressing room are located. There is strong potential for further enlargement of the first as previous planning permission was granted for the introduction of a bathroom to this floor.

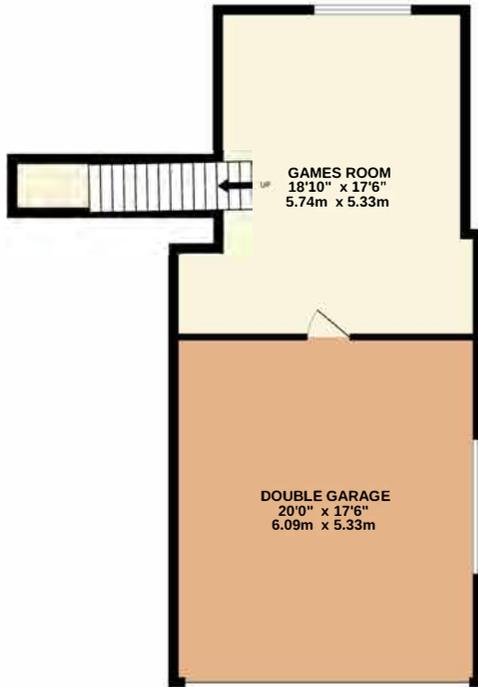
Stairs lead down from the entrance to the lower ground floor area and a further reception room, which has been previously used as a cinema room, home office and bedroom. This room could be ideal for purchasers looking to work from home as there is separate access through the large garage, which has plastered walls and heating.

The gardens to both the front and rear are landscaped and the impressive plot provides a high degree of year-round privacy.

Council Tax Band G



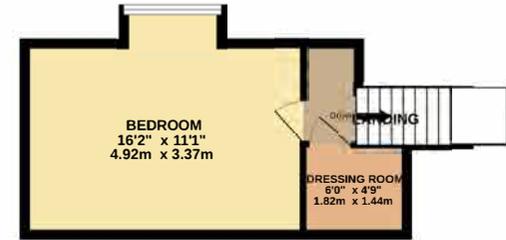
LOWER GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



GROUND FLOOR  
1538 sq.ft. (142.9 sq.m.) approx.



1ST FLOOR  
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 2471 sq.ft. (229.6 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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## About the Location

Dudsbury Road is a tree lined established residential road within easy reach of the town centre of Ferndown. The town offers a good range of shops, leisure facilities, cafes, restaurants and a championship golf course. Excellent road links provide convenient access to the larger coastal towns of Bournemouth, Christchurch and Poole, with their beautiful beaches (approx. 10 miles south), and the easily accessible A31 provides links to the historic market town of Ringwood and the beautiful New Forest (approx. 6 miles east) offering thousands of acres of natural heath and woodland. Southampton is approximately 25 miles east (via the M27). There are airports at both Southampton and Bournemouth.

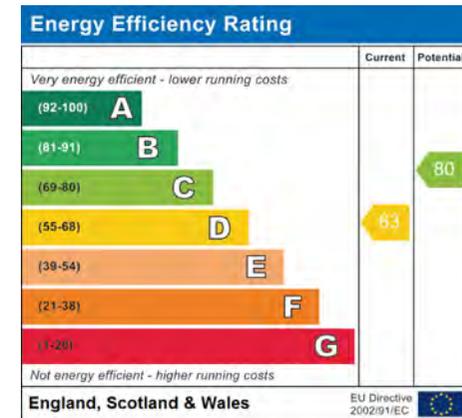
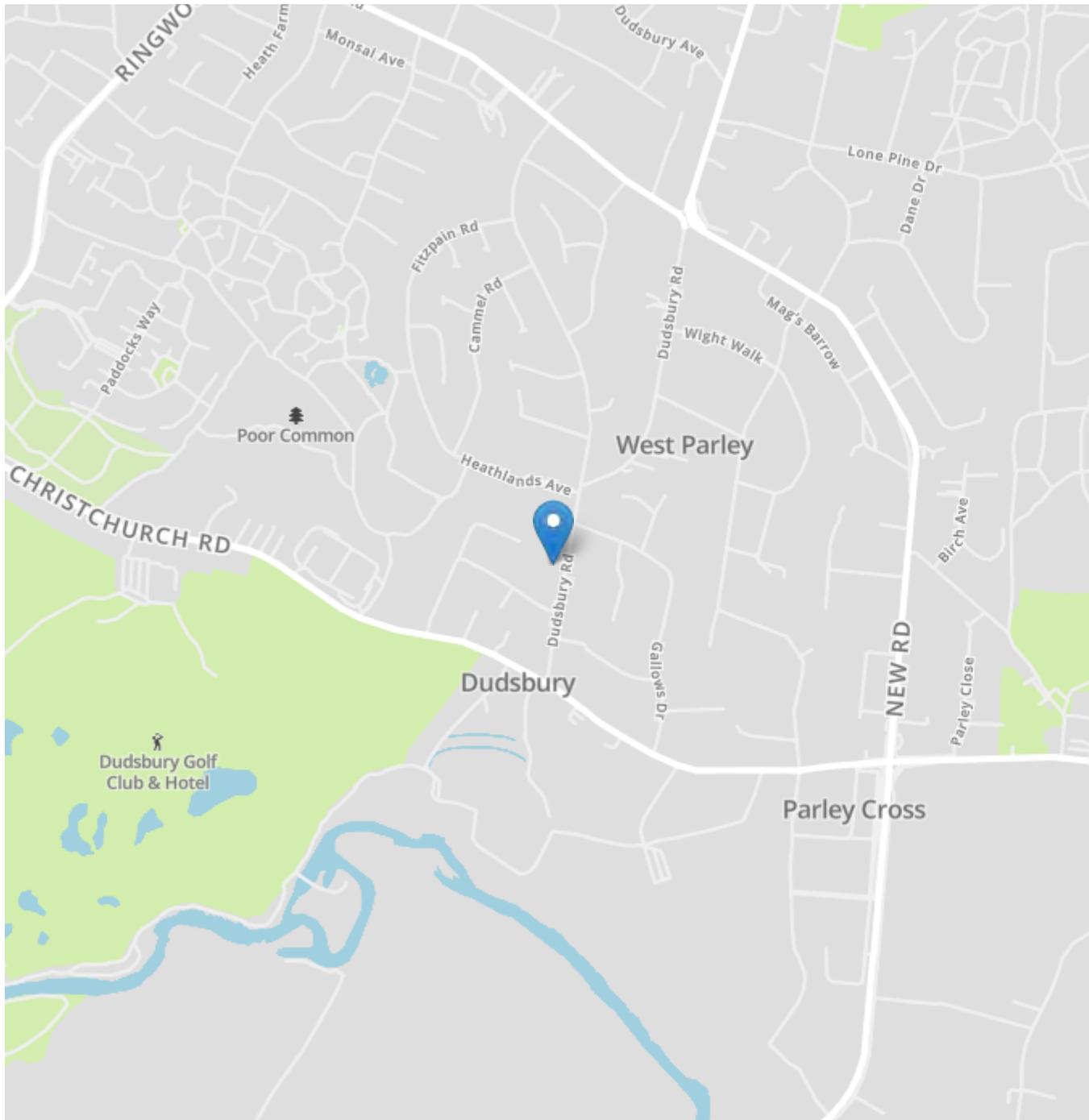


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

**Mays Estate Agents - Lilliput Sales and Head Office**

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [poole@maysestateagents.com](mailto:poole@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

