

Dudsbury Road

West Parley, Dorset BH22 8RE



HEARNES

WHERE SERVICE COUNTS



"A magnificent 5,031 sq ft family home, with an indoor swimming pool complex and a secluded west facing garden"

FREEHOLD PRICE Offers in Excess of £1,250,000

This beautifully finished and exceptionally spacious six bedroom, one bathroom, three en-suite shower room, three storey family home has newly constructed and heated indoor swimming pool complex with changing room, a 55ft private, landscaped and west facing rear garden, integral double garage and generous off-road parking for several vehicles. Situated in one of West Parley's premier roads.

The current owners have managed to create a simply stunning 5,031 sq ft family home, in which no expense has been spared with the overall finish. The property has been recently extended to create a fantastic indoor heated swimming pool complex with Jacuzzi and changing room. This beautiful family home has some lovely finishing touches including air conditioning and wood burner in the main reception rooms. This former, unassuming, two storey house has been cleverly redesigned and enlarged to create a stunning, three storey, versatile family home, sitting proudly on a good sized secluded plot. The overall feeling of space and finish is immediately noticeable as you enter the property and are greeted with a striking reception hall with a 27ft high vaulted ceiling. This simply stunning and deceptively spacious family home must be seen to be fully appreciated.

A 5,031 sq ft six bedroomed, three storey family home with newly constructed and heated indoor swimming pool complex with changing room/shower room, a 55ft private, landscaped and west facing rear garden

Ground Floor:

- 27ft High and 20ft deep **reception hall** with an oak staircase leading to the first and second floor galleried landings, fitted oak under stairs storage and oak bi-fold doors opening through to the kitchen/breakfast/family/dining room
- 19ft Impressive **lounge** enjoying a log burner with oak surround creating an attractive focal point and pocket oak doors opening through to the gym/games room
- **Gym** with air conditioning, tiles floor, double glazed bi-fold doors into the indoor swimming pool and bi-fold internal doors into the kitchen/breakfast/day/dining room
- 30ft x 28ft **Kitchen/breakfast/day/dining room** which undoubtedly has the 'WOW' factor, with a 13ft atrium style vaulted ceiling skylight, two sets of bi-fold doors leading out to the rear garden opening to offer uninterrupted views over the west facing rear garden and a door leading out to the patio area
- **Dining area** with ample space for an eight-seater table and chairs, fitted wine cooler and a wine rack
- **Kitchen/family/breakfast room** beautifully finished with extensive granite work tops and a three-seater breakfast bar, inset sink with Quooker boiling hot water tap and an excellent range of high quality Neff appliances to include three ovens and a warming drawer, induction hob with extractor canopy above, tall fridge and freezer and a dishwasher. In the family area there is a wood burner. A tiled floor continues throughout this fantastic family and entertaining space, with underfloor heating
- **22' Indoor swimming pool complex** with a hydro fast lane swimming pool with jacuzzi seating and waterfall feature. Surrounded by porcelain tiles, 2 sets of bi-fold doors open into the garden and a 15' atrium ceiling skylight floods this space with natural light
- **Changing room** with walk-in shower area, tiled walls and flooring
- Spacious **utility room** also finished with granite worktops, tall storage cupboards and a tiled floor
- Good sized **cloakroom** finished in a stylish white suite, with a double width airing cupboard

First Floor

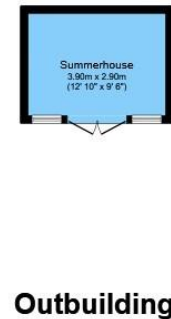
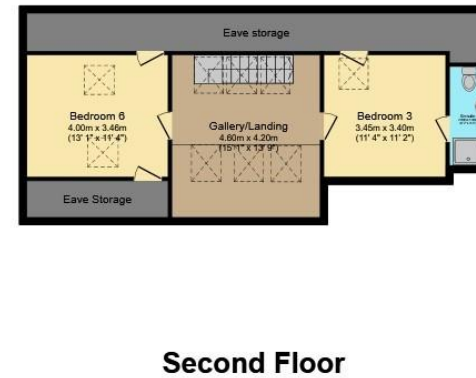
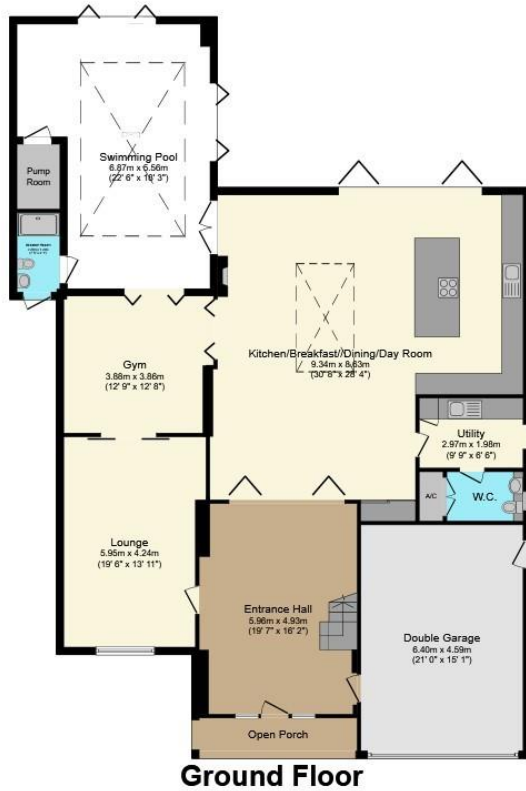
- Impressive **galleried landing** overlooking the reception hall, enclosed by and oak balustrade
- Striking **master bedroom** with a 13ft high vaulted ceiling and exposed oak beams and an air conditioning system
- **Dressing room** with oak fitted shelving, drawers, hanging rails and storage
- Luxuriously appointed and **spacious en-suite wet room** incorporating a large walk-in shower area with a touch button cross water shower system, chrome rain drop shower head, his and hers wash hand basins, WC, fully tiled walls and floor with a feature tiled wall
- Large **guest double bedroom** enjoying a dual aspect
- **En-suite shower room** finished in a contemporary white suite to incorporate a large shower cubicle, WC, wall mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Two further large double bedrooms**, both benefitting air conditioning and an extensive range of fitted bedroom furniture to include wardrobes, dressing table and drawer storage
- Sumptuously appointed **family bathroom** incorporating an oversized Jacuzzi spa bath with shower over and chrome raindrop shower head, WC, wall-mounted wash hand basin, fully tiled walls and flooring

Second Floor

- **Bridge galleried landing** enclosed by an oak balustrade
- **Fifth bedroom** currently used as a play room/TV room, with its own
- **En-suite shower room** finished in a stylish white suite
- **Sixth double bedroom**, currently used as a study with air conditioning







Total floor area 467.4 sq.m. (5,031 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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 has been recently and cleverly landscaped, faces westerly aspect and offers an excellent degree of seclusion
- Adjacent to the rear of the property there is a porcelain paved patio area with raised and well stocked flowers beds with inset lighting. There is a wood store, bench seating and central lawned area.
- A block paved path continues down to a block paved entertaining and secluded patio area with trellis over. Also at the far end of the garden there is a pond with water fall feature.
- The Garden must be seen to be fully appreciated
- At the end the garden there is also a **Log cabin/summer house**
- Front graveled driveway providing **generous off-road parking**, enclosed by an attractive brick built front wall which matches with the brick in the property. EV car charge point.
- **Integral double garage** with a remote controlled up and over door, light, power, side door opening onto the side path and a door giving direct access into the property
- **Further benefits include:** A Nest heating system on each floor, integrated iPad controlling the Home Control Plus security system with two external and one internal CCTV cameras, Neo electric underfloor heating fitted in rooms with tiled floors, Cat Six cabling throughout the whole house, motion sensors with automatic lighting in all bathrooms and en-suites and a security alarm system. As well as a replacement installed pressurised gas-fired central heating system and double glazing throughout.

Ferndown has a Championship Golf Course on Golf Links Road, with the club house located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.2 miles away. There are a small selection of amenities at Parley Cross less than 1 mile away, as well as amenities on Glenmoor Road approximately ½ a mile away.



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