

Dane Drive

West Parley, Dorset, BH22 8LX



HEARNES

WHERE SERVICE COUNTS



“A luxuriously appointed and substantially enlarged 3,600 sq ft family home sitting centrally on a secluded and westerly facing plot measuring 0.33 of an acre”

FREEHOLD GUIDE PRICE £1,550,000

This simply stunning and superbly appointed four double bedroom, two shower room, one bathroom, three reception room detached family home has a four car garage, front driveway providing generous off road parking for several vehicles, an 80' private west facing rear garden sitting proudly on a secluded plot measuring 0.33 of an acre and is situated in arguably one of Ferndown's most sought after locations.

'Casa Bonita' is a fantastic family home which has been cleverly designed and beautifully finished by the current owners who have managed to create a 3,600 sq ft property which has been finished to a high specification with some lovely finishing touches also combining a superb blend of traditional and stylish features.

- **Four double bedroom detached family home with a four car garage situated on a plot measuring 0.33 of an acre**
- 21' Impressive **reception hall** with an ornately tiled floor
- 29' x 22' Open plan **kitchen/breakfast/dining/family room** which has undoubtedly has the 'wow' factor, has underfloor heating and is a fantastic family entertaining space
- The **kitchen/breakfast area** has been beautifully finished with extensive granite worktops and upstands, a central island unit also finished with granite which continues round to form a breakfast bar, an excellent range of integrated appliances to include Neff induction hob with Elitha extractor canopy above, Bosch oven, combi oven and warming drawer, fridge and freezer, Bosch dishwasher and a wine fridge, an excellent range of base and wall units with inset lighting above and below and double glazed French doors leading out into the rear garden
- **Dining area** has ample space for a 9 seater table and enjoys views over the rear garden
- **Family area** has space for a large sofa and leads into the cinema room
- Spacious 12' **utility room** also finished with granite worktops and upstands, inset Belfast sink, double cupboard housing a wall mounted gas fired Worcester boiler, good range of base and wall units, underfloor heating and double glazed door leading out into the rear garden
- 34' Dual aspect **lounge** which is an impressive reception room enjoying views over the front and rear garden and double glazed door French doors leading out onto the patio area. The lounge also has a Victorian style fireplace with a living flame coal effect gas fire, marble surround and slate hearth
- **Cinema room** which could be used as required enjoys views over the front garden and has underfloor heating
- Spacious ground floor **wet room** beautifully finished with a Victorian style suite with a high level WC, large walk-in shower area with a chrome raindrop shower head and separate shower attachment, wall mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Office** which is a generous size and enjoys a pleasant outlook over the front garden
- 26' **Galleried landing**
- Generous sized **master bedroom** with double glazed French doors leading out to the Juliette balcony and four fitted double wardrobes
- Luxuriously appointed **en-suite shower room** incorporating a large shower area with chrome raindrop shower head and separate shower attachment, wall mounted wash basin with vanity storage beneath, WC with concealed cistern, partly tiled porcelain walls
- Large guest **double bedroom** enjoying a view over the front garden, walk-in wardrobe
- Spacious **en-suite shower room** beautifully finished incorporating a large walk-in shower cubicle with chrome raindrop shower head and shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled porcelain walls and flooring
- **Bedroom three** is a large double bedroom enjoying a view over the rear garden
- **Bedroom four** has fitted floor to ceiling wardrobes with sliding doors and enjoys a view over the front garden
- Sumptuously appointed and generous sized family **bathroom/shower room** tastefully finished incorporating a free standing claw fitted rolltop bath with mixer taps and shower hose, large separate shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, porcelain tiled flooring and partly tiled walls

COUNCIL TAX BAND: F

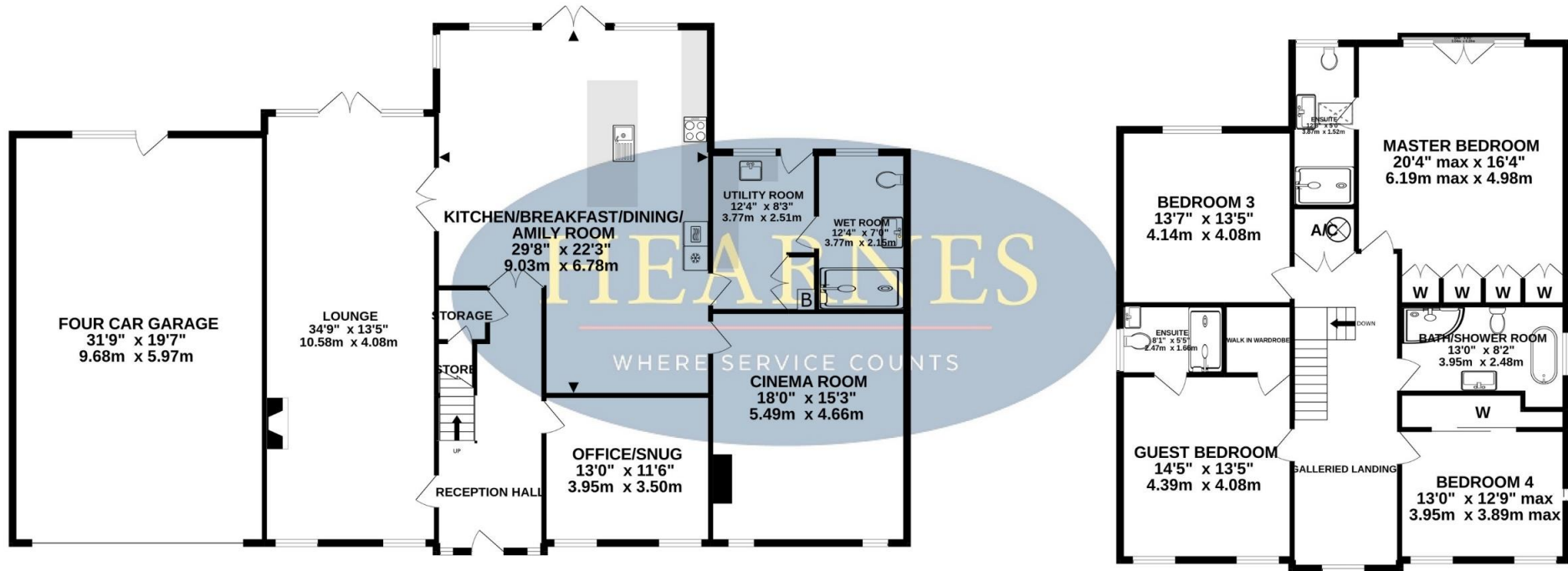
EPC RATING: D





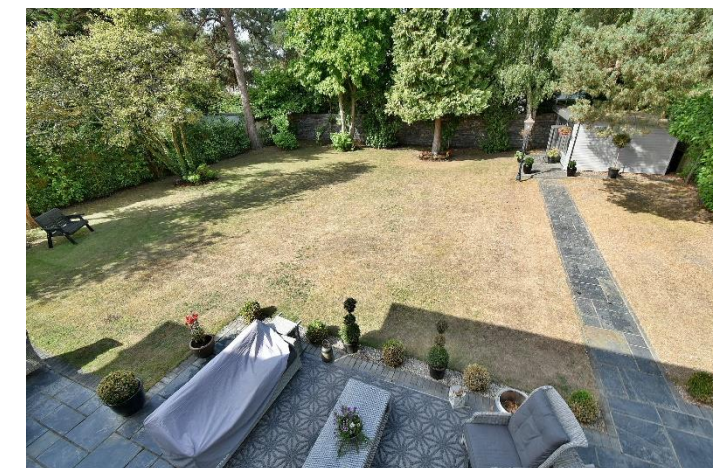
GROUND FLOOR
2383 sq.ft. (221.3 sq.m.) approx.

1ST FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



TOTAL FLOOR AREA : 3692 sq.ft. (343.0 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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Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a westerly aspect and measures approximately 85' x 75'
- Extending the full width of the property there is a large paved patio. The remainder of the garden is predominantly laid to lawn. At the far end of the garden there is a summerhouse with light and power. The garden itself is fully enclosed by a mixture of mature shrubs, stone wall and fencing
- Twin electronically wrought iron gates open onto an impressive front carriage **driveway** which provides generous off road parking for numerous vehicles with a smaller area of semi-circular lawn
- Four car **garage** which has remote control up and over doors, has heating, light and power and a door leading through into the garden
- The property has had double glazed sash windows installed which allows the property to maintain its character and also adds to the curb appeal. There is a newly installed gas fired heating system and security alarm

Ferndown has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately 600 metres away. Ferndown itself offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 1 mile away. The market towns of both Wimborne and Ringwood are located approximately 6 miles and 7 miles away respectively.



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