

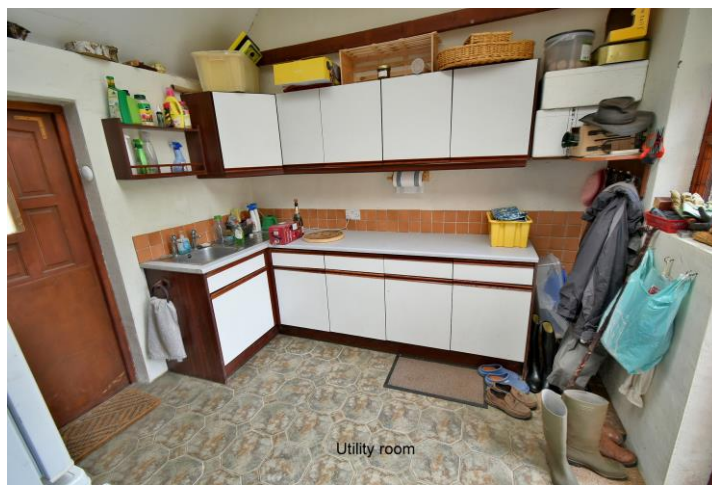
New Road

West Parley, Dorset BH22 8EA



HEARNES

WHERE SERVICE COUNTS



“A versatile and extended 2,250 sq ft family home with annexe potential occupying a secluded plot measuring 0.23 of an acre”

FREEHOLD GUIDE PRICE £700,000

This immaculately presented and substantially enlarged five double bedroom, one bathroom, one shower room, three reception room detached family home has a 110 ft secluded west facing rear garden with a front driveway providing generous off road parking for several vehicles, occupying a private plot measuring 0.23 of an acre whilst situated in the heart of West Parley.

This light, spacious and 2,250 sq ft family home has been owned by the current owners for over 40 years over which time the property has been extremely well maintained, has had a number of improvements and has also been substantially enlarged. The property could attract a large/extended family (such as three generations) or a potential buyer looking to accommodate an elderly relative as it as two separate front entrances and has annexe potential. The property could also be offered with no onward chain.

- **A five bedroom 2,250 sq ft detached family home with a secluded west facing garden occupying a plot which is approaching ¼ of an acre.**

Ground floor:

- Large oak framed **entrance porch** with vaulted ceiling and tiled floor
- Spacious **entrance hall**
- **Cloakroom** finished in a white suite incorporating a WC and wall mounted wash hand basin
- **16ft Living/breakfast room** with partly vaulted ceiling and double glazed velux roof window flooding this room with lots of natural light. Oak bi-fold doors leading out into the conservatory, tiled floor, double doors leading through into the lounge and opening through into the kitchen
- **The kitchen** incorporates ample roll top worksurfaces with a good range of oak fronted base and wall units with recess for cooker with extractor canopy above, recess and plumbing for dishwasher, double stainless steel sink unit with waste disposal unit, tiled floor, double glazed window overlooking the front garden and a door leading through into the utility room
- Spacious **utility room** with vaulted ceiling, sink unit, recess and plumbing for washing machine, wall mounted gas fired boiler, base and wall units, door opening into the front garden and a stable door leading through into the rear garden
- The **conservatory** has a radiator allowing this room to be used all year round, tiled floor, enjoys a glorious view over the private, west facing rear garden and has double glazed French doors giving access
- Dual aspect **16ft lounge**. An attractive focal point of the room is a wood burning stove sat on a tiled hearth with a double glazed window overlooking the rear garden
- **Playroom/office** with double glazed window to the front aspect, fitted cupboards and fitted wardrobe with internal door leading through into the workshop and external door offering separate private access

First floor:

- **Landing** with loft hatch giving access to a partly converted loft creating a study area and walk-in loft storage space
- **Bedroom one** is a generous size double bedroom enjoying a dual aspect with fitted wardrobes
- **Bedroom five** is also a generous size double bedroom with fitted wardrobes
- **Bedroom three** is again a double bedroom with fitted wardrobes
- **Family bathroom** finished in a white Heritage suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, WC with concealed cistern
- **Bedroom two** is again a double bedroom with fitted double wardrobe, fitted desk with shelving and a vanity unit with wash hand basin and storage beneath
- **Bedroom four** is also a double bedroom with fitted double wardrobes, cupboards over the bed recess
- **Shower room** incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls

COUNCIL TAX BAND: E

EPC RATING: D



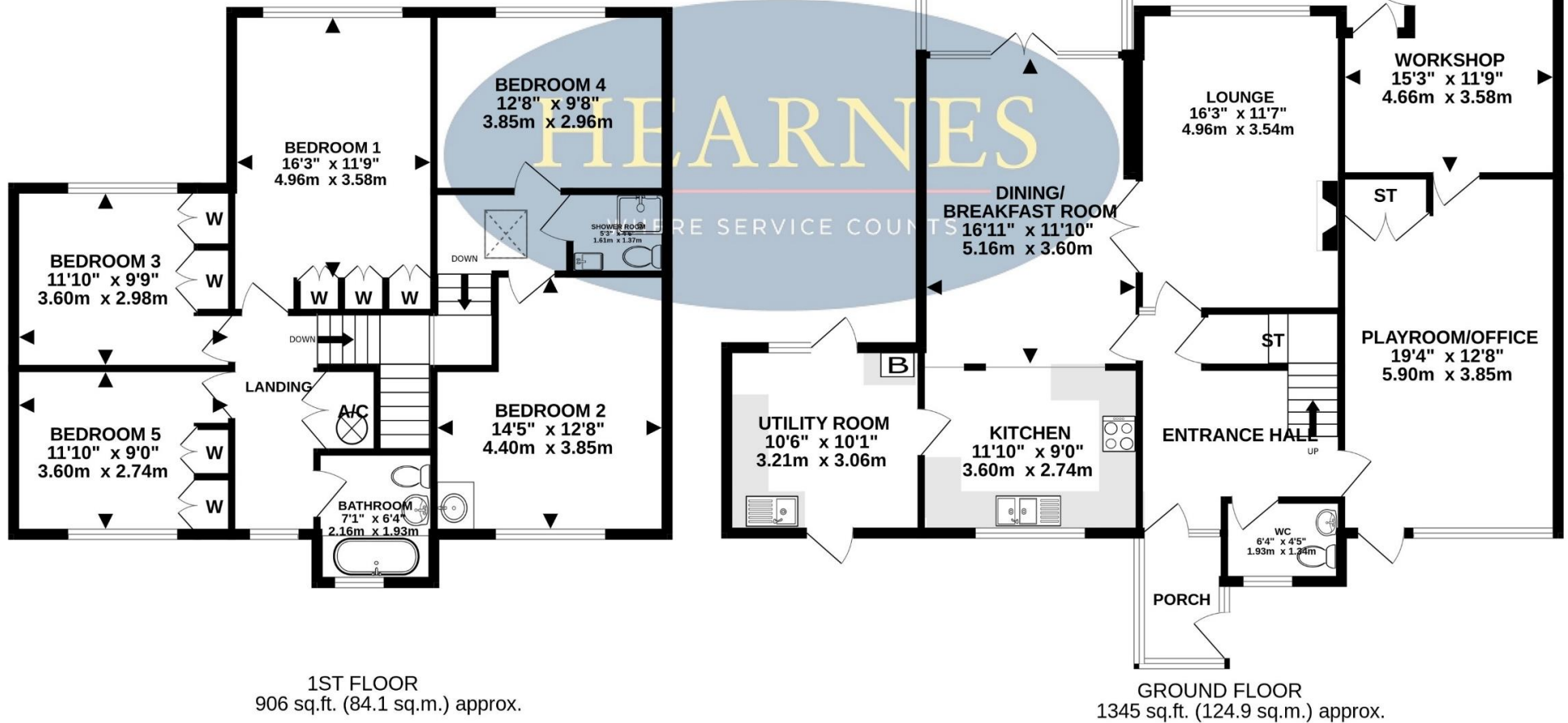




TOTAL FLOOR AREA : 2250 sq.ft. (209.1 sq.m.) approx.

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 without doubt a superb feature of the property as it measures approximately 110 ft in length and 50ft in width. The garden offers an excellent degree of seclusion and faces a westerly aspect
- Adjoining the rear of the property there is a **paved patio area** with a path leading round to a further area of private patio. The main area of garden is predominantly laid to lawn and bordered by well stocked flower beds. Within the garden there is a greenhouse and a brick built garden store. At the far end of the garden there is a large and enclosed vegetable garden. The garden itself is stocked with many attractive ornamental plants, trees and shrubs, is fully enclosed and must be seen to be appreciated
- A **front gravelled driveway** provides generous off road parking
- There is a good sized area of **block paved front patio**. The front garden is also stocked with many attractive ornamental plants and shrubs
- **Workshop** which has light and power, a door leading out into the garden and an internal door leading through into the family room/play room. Adjoining the rear of the workshop there is a brick built garden store. The garden store also has light and power and a door leading out into the garden
- **Further benefits include:** double glazing, a gas fired heating system and the property could also come to the market offered with no onward chain

There is a small selection of amenities at West Parley approximately 450 metres away. Ferndown offers an excellent range of shopping leisure and recreational facilities. Ferndown's town centre is located approximately 2 miles away.



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