

Aldridge Road

West Parley, Dorset BH22 8LT



HEARNES

WHERE SERVICE COUNTS



“A lavishly modernised and substantially enlarged 3,200 sq ft family home sitting proudly on a landscaped secluded plot, which is approaching ½ an acre”

FREEHOLD GUIDE PRICE £1,300,000

This impeccably presented and exceptionally spacious four double bedroom, one bathroom, one shower room, four reception room detached family home has 165ft, secluded, west facing and landscaped rear garden, detached garage and in and out driveway providing generous off road parking, whilst sitting proudly on a private plot which is approaching half an acre.

This lavishly appointed and sympathetically modernised 3,200 sq ft family home has spacious and well planned accommodation with the principal rooms overlooking a 65ft landscaped and private rear garden. The property has managed to retain its charm and character with features to include sash double glazed windows and refitted, luxuriously appointed Heritage style bathrooms. A particular feature of the ground floor accommodation is a stunning, open plan 26ft x 18ft bespoke Harvey Jones kitchen/breakfast room.

- **A 3,200 sq ft extended and immaculately presented four double bedroom detached family home occupying a secluded plot which is approaching ½ an acre**

Ground floor:

- **Entrance porch** with porcelain tiled floor
- Impressive grand **reception hall** with bespoke handmade staircase and a porcelain tiled floor
- **Cloakroom** finished in a Heritage style Burlington white suite with porcelain tiled floor
- **21ft Impressive living room** with porcelain tiled floor, French doors leading through into the snug and an attractive focal point of the room is living flame log effect fire with limestone surround
- **26ft x 18ft Stunning open plan kitchen/breakfast room.** This kitchen/breakfast room undoubtedly has the ‘wow’ factor as it is a fantastic family entertaining space finished to an extremely high quality with bespoke Harvey Jones walnut kitchen units and extensive marble worktops with a central island unit, also finished in marble which continues round to form a breakfast bar. There are two sets of double glazed French doors which lead out into the rear garden and an excellent range of integrated appliances to include a range cooker with extractor canopy above, fridge/freezer and dishwasher. The kitchen continues round to a bar area where there is a walnut bar, a marble worktop and a porcelain tiled floor continues throughout this fantastic space
- **Snug** with double glazed French doors leading out into the rear garden and double glazed French doors leading into the lounge along with a sky light allowing lots of natural light
- **Lounge** with partly vaulted ceiling with ceiling skylight and double glazed French doors leading out onto the rear garden patio
- **Dining room** has a porcelain tiled floor, fitted shelving and cupboard storage
- **Office** with fitted shoe cupboard, walk-in storage cupboard, wooden panelled flooring
- **Laundry room** with hot water tank, wall mounted gas fired boiler, recess and plumbing for washing machine

First floor:

- **Impressive 24ft landing** which provides a grand entrance to the first floor accommodation
- **Bedroom one** is an impressive 17ft x 13ft double bedroom
- **Dressing room** with an excellent range of fitted wardrobes
- Luxurious and spacious **en-suite shower room** incorporating a large shower cubicle with chrome raindrop shower head and separate shower attachments, pedestal wash hand basin and WC
- **Bedroom two** is a double bedroom with two fitted double wardrobes
- **Bedroom three** is a double bedroom with two fitted double wardrobes
- **Bedroom four** is a double bedroom with two fitted double wardrobes, currently used as a dressing room
- Sumptuously appointed and spacious **family bathroom/shower room** finished in an Imperial Heritage style white suite incorporating a large shower cubicle with chrome raindrop shower head and separate shower attachment, Burlington roll top, claw footed bath with mixer taps, WC and pedestal wash hand basin

EPC RATE: D

COUNCIL TAX BAND: D

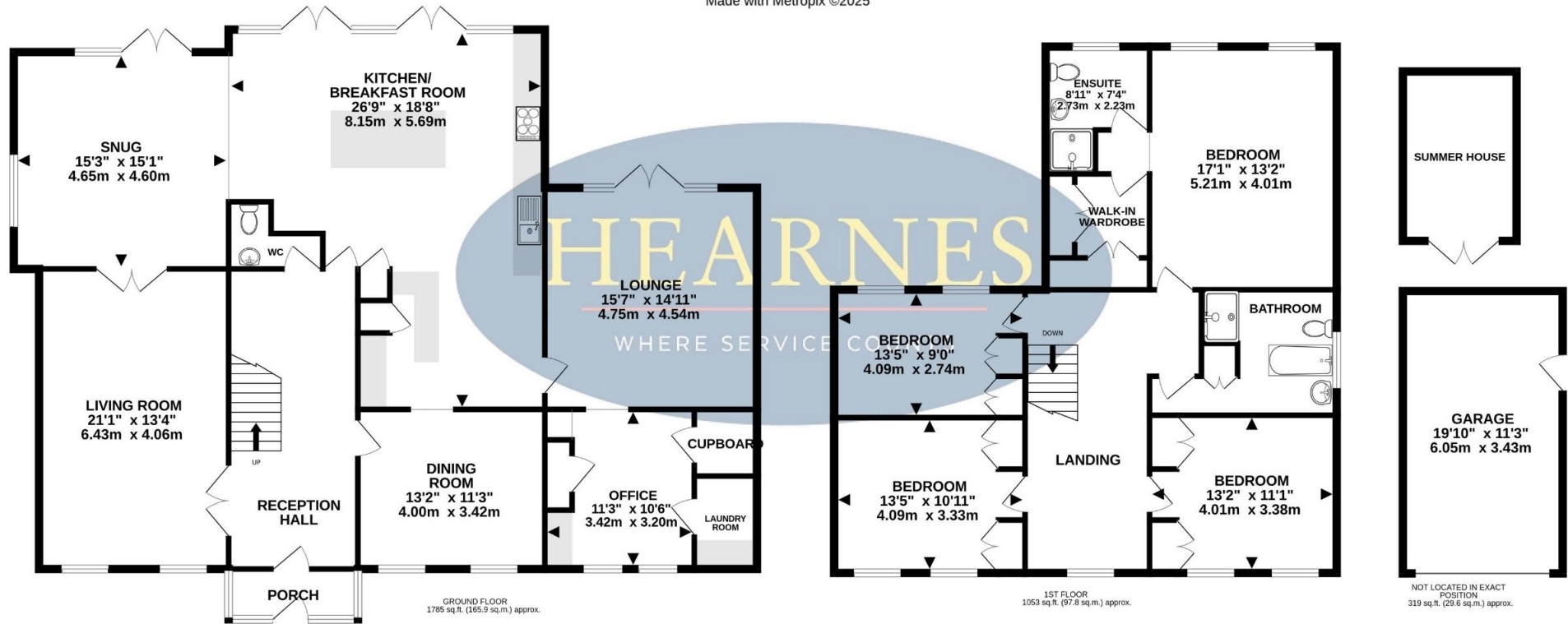




TOTAL FLOOR AREA : 3157 sq.ft. (293.3 sq.m.) approx.

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 165ft x 90ft, faces a westerly aspect and offers an excellent degree of seclusion. The garden has been landscaped incorporating large, paved patio areas along with large, immaculately kept lawned areas
- Adjoining the rear of the property there is an **Indian sandstone patio** which extends the full width of the house, steps lead down onto a good sized area of level lawn which is bordered by well stocked flower beds. A path and steps continued down through the garden to a further area of level lawn which is also immaculately kept and is bordered by mature plants and shrubs. At the far end of the garden there is a good sized, high quality **storage shed/summer house**
- **A front gravelled in-and-out driveway** provides generous off road parking for several vehicles. Double wooden side gates give access into the rear garden. There is also a detached single garage
- **Detached single garage** has up and over door, side personal door, light and power
- **Further benefits include;** security alarm, double glazing with sash double glazed windows to the front elevation and a gas fired heating system

This magnificent family home is located approximately 1 mile from Ferndown's town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship golf course on Golf Links Road. The club house of the golf course is located less than half a mile away.



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