

Chine Walk

West Parley, Dorset, BH22 8PU





“A virtually brand new and simply stunning 3,300 sq ft family home sitting centrally on a secluded plot measuring 0.3 of an acre”

FREEHOLD GUIDE PRICE £1,100,000

A luxuriously appointed and extremely spacious five double bedroom, two reception room, two shower room, two bathroom detached family home has a stunning 36' open plan entertaining and family area overlooking a 70' x 65' secluded rear garden with a large integral garage and driveway providing generous off road parking.

This virtually brand new 3,300 sq ft family home sits centrally on a secluded plot measuring 0.3 of an acre whilst situated in arguably one of Ferndown's most sought after locations.

The current owners have managed to create a striking, spacious and stylish family home which has some lovely finishing touches to include underfloor heating throughout the ground floor accommodation, an impressive reception hall with vaulted ceiling and galleried landing, a 36' open plan entertaining and family area which undoubtedly has the wow factor, as well as luxuriously appointed en-suites and family bathroom.

- Guide price £1,100,000 - £1,125,000
- **A stunning 3,000 sq ft detached family home occupying a secluded plot measuring 0.3 of an acre**

Ground floor:

- Impressive **reception hall** with vaulted ceiling and staircase with a glass balustrade continuing up to a galleried landing
- Ground floor **cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern and wash hand basin with vanity storage beneath
- Impressive **lounge** with a bay window overlooking the front garden. An attractive focal point of the room is a contemporary living flame fireplace with TV recess above
- Stunning open plan 36' **kitchen/breakfast/dining/family room**. This room undoubtedly has the wow factor
- The **kitchen/breakfast area** has been beautifully finished with extensive quartz worktops with integrated LED lighting, matching quartz upstands and window sills, good range of base and wall units, large central island unit also finished with a quartz worktop which continues round to form a breakfast bar and has storage beneath, excellent range of high quality NEFF integrated appliances to include twin ovens, combination oven, warming drawer, NEFF induction hob with extractor canopy above, full height fridge and separate freezer and double glazed window overlooking the rear garden
- The **dining/family area** enjoys a dual aspect with double glazed bi-fold doors opening to offer uninterrupted views over the private rear garden. There is ample space for a dining table and chairs, two sofas and pool table. An internal door gives access into a large integral garage
- Generous sized **utility room** with an excellent range of base units, rolltop work surfaces, recess and plumbing for washing machine and tumble drier and double glazed door leading out into the rear garden
- Ground floor **double bedroom** with loft access and pull down ladder, double glazed bay window to the front aspect
- Luxuriously appointed and spacious **en-suite shower room** beautifully finished in a stylish white suite incorporating a large walk-in shower area with chrome raindrop shower head and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- Additional ground floor **double bedroom** with a double glazed window overlooking the rear garden
- **Study/office** which could also be used as a bedroom

First Floor:

- Impressive **first floor galleried landing**
- Large **master bedroom** with double glazed French doors opening onto the Juliette balcony
- Spacious **en-suite bathroom/shower room**, luxuriously finished to incorporate two wash hand basins with vanity storage beneath, freestanding bath with mixer taps and shower hose, walk in shower cubicle with chrome raindrop shower head, wc with concealed cistern and a heated ladder towel rail
- **Bedroom two** is also a large double bedroom with double glazed French doors leading out to a Juliette balcony
- Impressive and luxuriously appointed **en-suite shower room** incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Bedroom three** is also a large dual aspect double bedroom
- **Bedroom four** is also a generous sized double bedroom
- Family **bathroom/shower room** which also has been beautifully finished with no expense spared and incorporates a free standing pear drop contemporary bath with mixer taps and shower attachment, large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath

COUNCIL TAX BAND: F

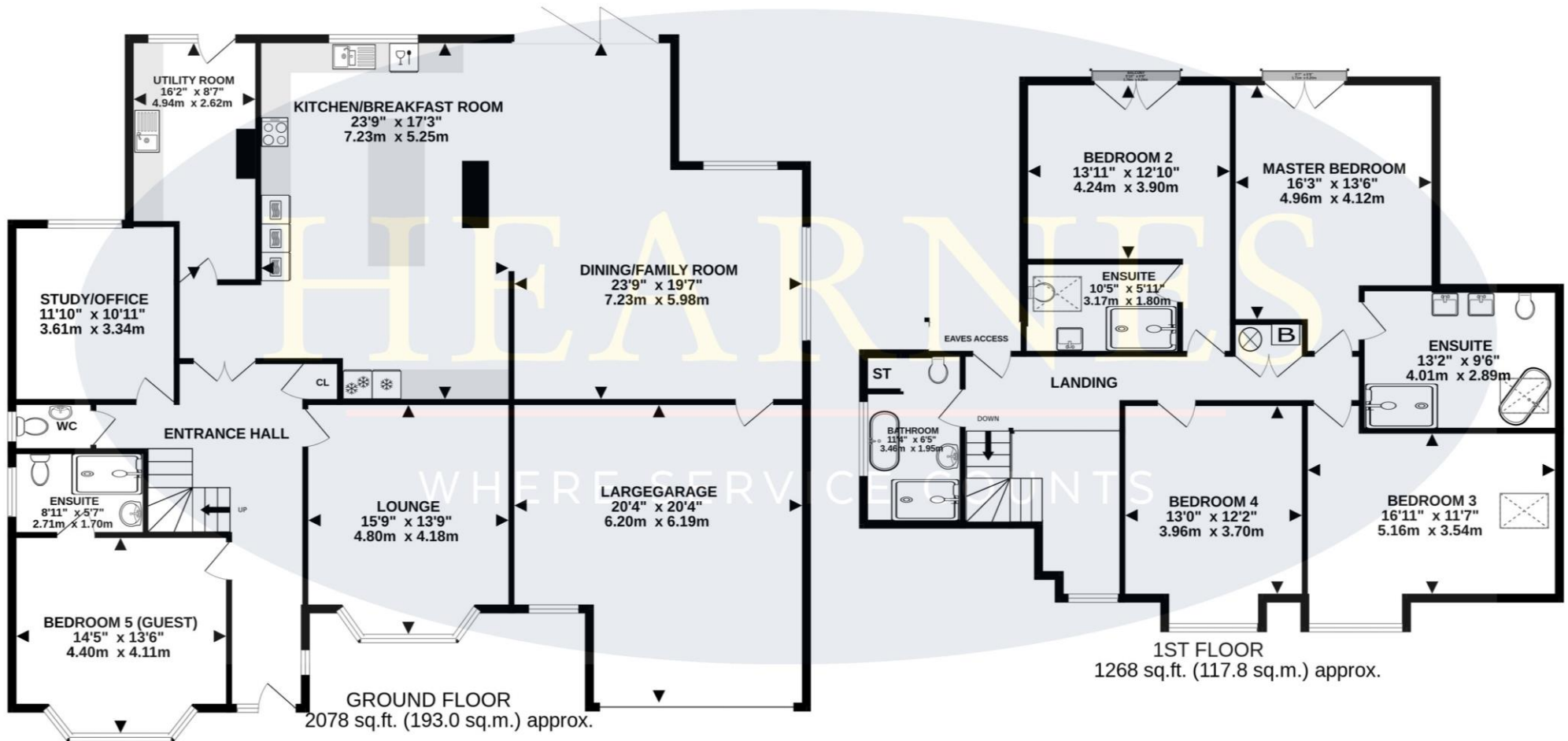
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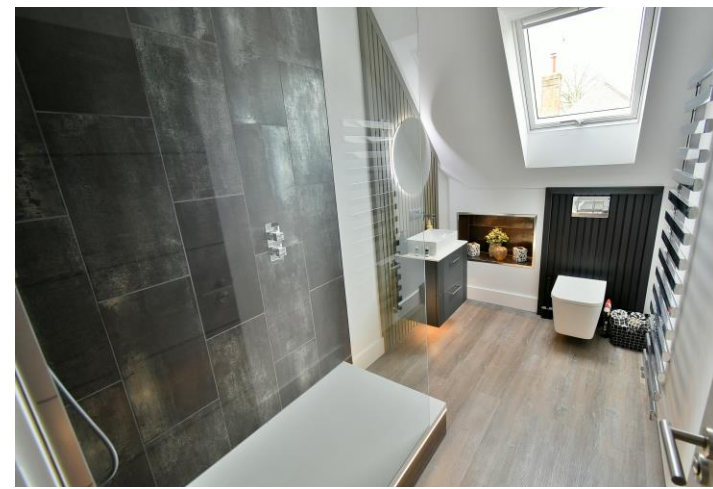


TOTAL FLOOR AREA : 3346 sq.ft. (310.8 sq.m.) approx.

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** itself offers an excellent degree of seclusion and measures approximately 70' x 65'. Adjacent to the rear of the property there is a raised paved patio enclosed by timber fencing, with steps leading down to a gravelled seating area. The remainder of the garden is mainly laid to lawn surrounded by mature shrubs.
- A front **driveway** provides generous off road parking for several vehicles which in turn leads up to a large integral garage
- Integral **garage** has light and power, remote control up and over door and an internal door leading through into the property
- **Further benefits** include a high pressurised gas fired hot water and heating system with underfloor heating throughout the ground floor accommodation, hard wired Wifi data points throughout for flawless internet connection anywhere in the property, hardwired ready for security system installation, dimmable mood lighting in every bathroom, double glazing, UPVC fascias and soffits and the property comes to the market offered with no onward chain

There is a small selection of amenities at West Parley approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 1.5 miles away. Ferndown also has a championship golf course on Golf Links Road. The clubhouse to the golf course is located less than 1 mile away.



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