

New Road, West Parley, Dorset, BH22 8EE



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged family home sitting proudly on a west facing secluded plot measuring 0.38 of an acre with a heated swimming pool”

FREEHOLD GUIDE PRICE £950,000

This beautifully finished, extended and extremely spacious four bedroom, one bathroom, two shower room detached family home has a 280' private west facing and landscaped rear garden incorporating a heated swimming pool, BBQ entertaining area as well as an expanse of lawn, a detached outbuilding sub divided to create a home office/workshop and two useful storage areas (which has annexe potential) and a front driveway providing generous off road parking.

The current owners have managed to create a light, extremely spacious and versatile family home which has been finished to an extremely high standard with some lovely finishing touches.

The outbuilding which has annexe potential is a particular feature along with the private landscaped rear garden and plot which measures approximately 0.38 of an acre.

- **Extended four bedroom detached family home with a heated swimming pool occupying a plot measuring 0.38 of an acre**
- 21' Impressive **entrance hall** with an oak staircase, porcelain tiled floor
- 24' Open plan dual aspect **dining/family room** which has a double glazed bay window overlooking the front garden and porcelain tiled floor
- Stunning 23' x 18' **kitchen/breakfast room**. This room undoubtedly has the wow factor as it has twin sliding doors and an electronically operated skylight flooding this space with lots of natural light. A particular feature of the room is a 9' central island beautifully finished with granite worktop which continues round to form a breakfast bar with an inset sink and storage beneath, further area of granite worktop with matching upstands, integrated AEG induction hob with extractor canopy above, twin AEG ovens, combination oven and microwave, space and plumbing for an American style fridge/freezer and the porcelain tiled floor continues throughout
- Good sized **utility room** also finished with a granite worktop and matching upstand, recess and plumbing for washing machine, sink unit, double glazed stable door leading out to the rear garden, porcelain tiled floor
- Luxuriously appointed **ground floor shower room** incorporating a good sized walk-in shower area with a chrome raindrop shower head and separate shower attachment, wall mounted wash hand basin, WC, fully tiled walls and flooring
- Impressive 25' **lounge** with a bay window to the front aspect
- **Large first floor landing** with **oak flooring** which continues throughout the first floor accommodation
- **Bedroom one** is a large double bedroom with a double glazed bay window to the front aspect
- **En-suite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle with a chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a large double bedroom with a double glazed bay window to the front aspect and fitted floor to ceiling wardrobes with sliding doors
- **Bedroom three** is also a double bedroom with a double glazed window to the rear aspect and fitted floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom four** is a good sized single bedroom currently being used as an office
- Large and luxuriously appointed **family bathroom** incorporating a good sized corner shower cubicle with a chrome raindrop shower head and separate shower attachment, oversized bath with a tiled surround, mixer taps and shower hose, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: F

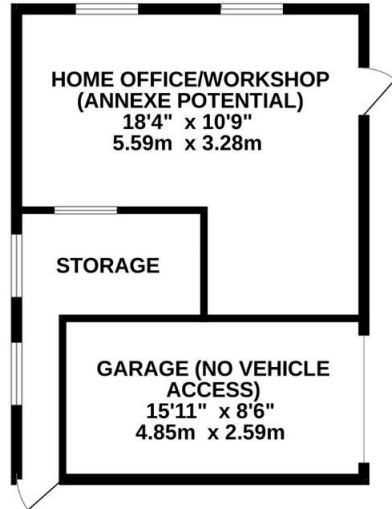
EPC RATING:



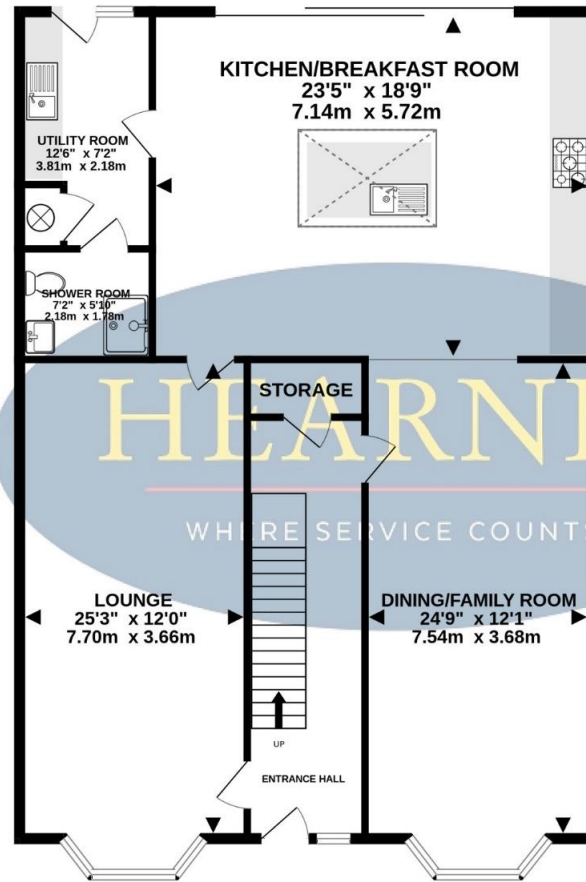




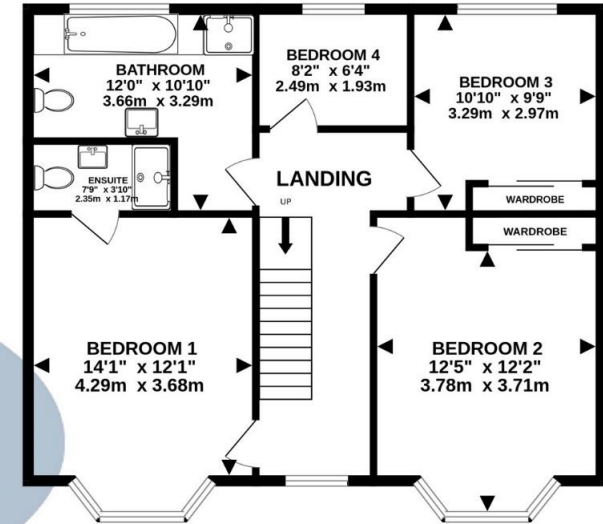
NOT LOCATED IN EXACT POSITION
455 sq.ft. (42.3 sq.m.) approx.



GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.

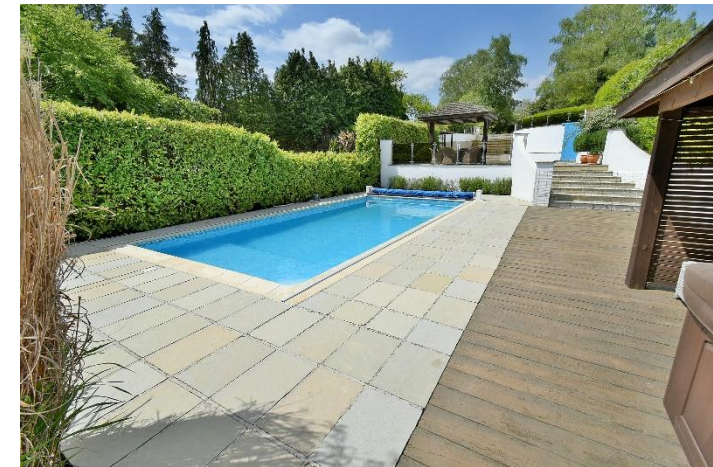


1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 2570 sq.ft. (238.8 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.
Made with Metropix ©2023





Outside

- The **rear garden** is without a doubt a superb feature of the property as it measures approximately 280' in length, has been cleverly landscaped, faces a westerly aspect and offers an excellent degree of seclusion. The first portion of the garden has been landscaped to incorporate a block paved patio area with a gravel and lawned area. Within the first portion of the garden there is a large detached **outbuilding** which is sub divided to create two useful storage areas and a workshop/home office. This outbuilding has excellent annexe potential as it has drainage, water supply and electricity as it was previously used as a dog grooming parlour. The second portion of garden has been landscaped to incorporate a heated **swimming pool** which is enclosed by a paved patio. In this area of garden there is also a covered hot tub area and a composite decked seating area. Steps lead up to a third tier of garden where there is a covered seating area, large paved patio, covered BBQ area and beach hut with light and power. Further set of steps lead up onto the far section of garden which is predominantly laid to lawn and offers an excellent degree of seclusion. The garden itself must be seen to be fully appreciated
- A front **driveway** provides generous off road parking for several vehicles
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, electric heating and the hot water is heated by an air source heated water cylinder

Ferndown has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away. There is a small selection of amenities at West Parley approximately 500 metres away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne