

Chine Walk

West Parley, Dorset, BH22 8PU



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged and beautifully finished family home offering versatile accommodation, on a secluded and southerly facing corner plot measuring 0.33 of an acre”

FREEHOLD GUIDE PRICE £1,000,000

This simply stunning and superbly appointed four bedroom, one bathroom, one shower room chalet style family home has a 34ft open plan kitchen/breakfast/dining room which overlooks a 75ft secluded south facing rear garden, with a double garage and driveway providing generous off-road parking for several vehicles. Sitting centrally on a secluded southerly facing corner plot measuring 0.33 of an acre in a sought after location within West Parley.

This virtually brand new and extremely attractive property has been finished to an exceptionally high standard, with some lovely finishing touches which include underfloor heating throughout the ground floor accommodation. Externally the property has been rendered with a ledgerstone detail, along with new stone windowsills and an oak framed porch, which combined give this superbly positioned property that has extra kerb appeal and the WOW factor. An early viewing is strongly recommended to fully appreciate the light, spacious and versatile accommodation which has been designed and finished with the highest attention to detail.

- **A 2,200 sq ft four bedroom detached chalet bungalow with a double garage, occupying a secluded southerly facing corner plot measuring 0.33 of an acre**

Ground Floor

- Impressive 24ft **Entrance hall** with a polished porcelain tiled floor and underfloor heating which continues throughout the ground floor accommodation
- Large walk-in useful **storage cupboard**
- 34ft Open plan **kitchen/breakfast/dining room** which undoubtedly has the WOW factor, with bi-fold doors opening to offer uninterrupted views over the secluded 85ft enclosed rear garden and a polished porcelain tiled floor with underfloor heating which continues throughout this fantastic family and entertaining space
- **Kitchen/breakfast area** beautifully finished with extensive quartz worktops and a central island unit also finished in quartz, a good range of base and wall units and an excellent range of high-quality integrated appliances to include Bosch twin ovens and warming drawer beneath, induction hob, dishwasher and American style fridge/freezer, with double doors leading through to the utility room
- **Dining area** with ample space for a large dining table and chairs and sofa and a bay window offering a glorious outlook across the secluded south facing rear garden. Double doors lead through to the snug
- 23ft **Spacious utility room** fitted with extensive wood effect worktops with inset sink, recess and plumbing for a washing machine, recess and outlet for a tumble dryer, extensive range of storage and base units, porcelain tiled floor with underfloor heating and an internal door leading through to the double garage
- **14ft Snug**, which would make an ideal cinema room, with a Velux roof window
- **Bedroom three** is a 15ft double bedroom enjoying a dual aspect, which could also be used as a reception room
- **Bedroom four** is also a double bedroom
- Luxuriously appointed and spacious **family bathroom/shower room** finished in a high quality stylish white suite incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, panelled bath, wash hand basin with vanity storage beneath, wc and polished porcelain tiled walls and flooring with underfloor heating

First Floor

- **Landing**, with a door giving access to a large walk-in loft space
- **Bedroom one** is an impressive 14ft Double bedroom enjoying a glorious outlook across the private south facing rear garden
- **11ft Dressing room**
- Spacious and sumptuously 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, porcelain tiled walls and flooring
- **Bedroom two** is a generous sized 14ft bedroom
- **Further benefits** include newly installed double glazing, a new central heating system including boiler and cylinder (all under warranty), complete re-wire with the latest LED energy efficient lighting, and the property comes to the market offered with no onward chain

COUNCIL TAX BAND: F

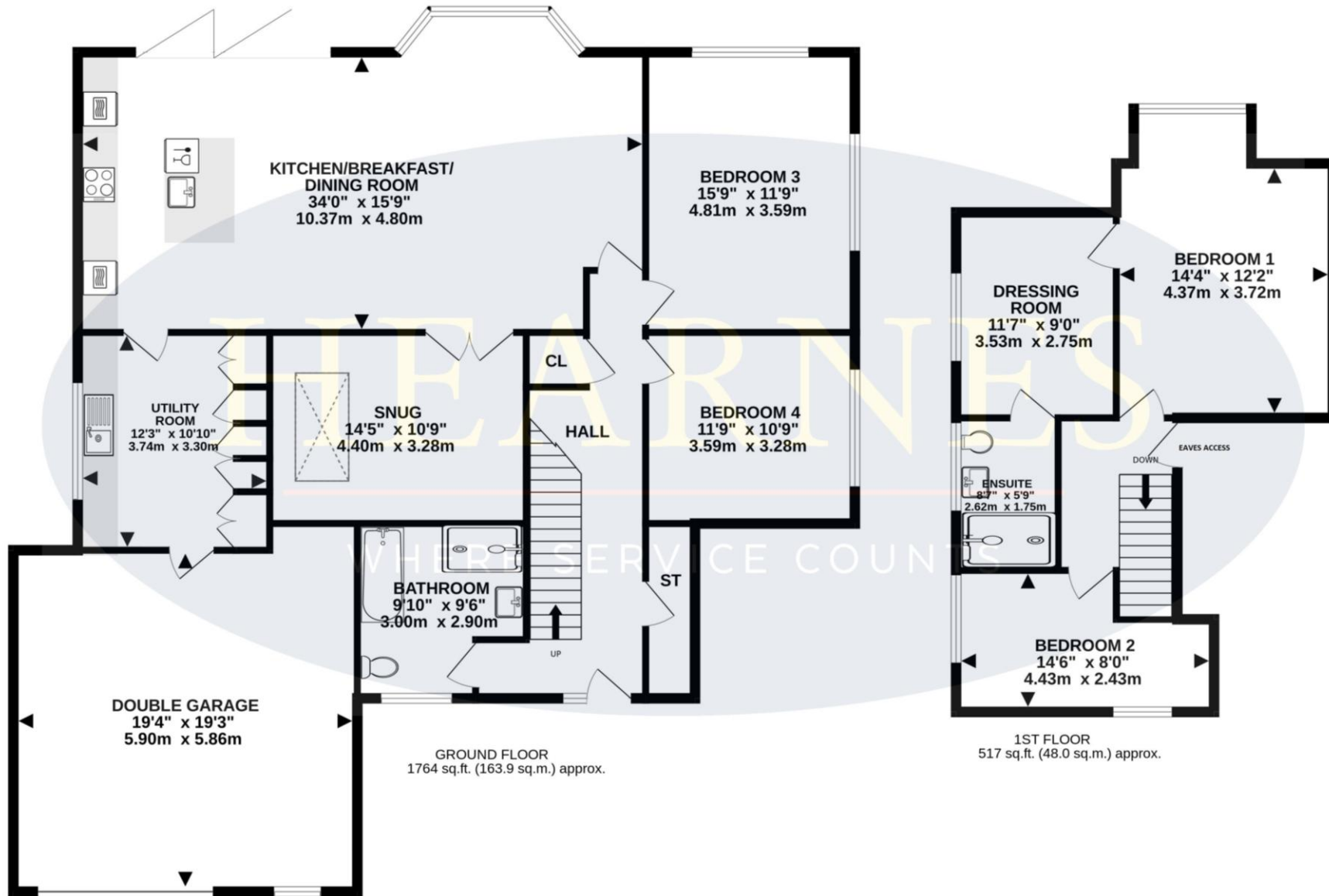
EPC RATING: C





TOTAL FLOOR AREA : 2281 sq.ft. (211.9 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 particular feature as it measures approximately 75ft x 85ft, faces a **southerly aspect** and offers an excellent degree of seclusion. Adjoining the rear of the property there is a newly laid porcelain paved patio which continues down the side of the property to a side gate. The remainder of the garden is predominantly laid to lawn, which also continues around the side of the property to a larger area of side garden. At the far end of the garden there is a path which meanders through a further area of mature garden which is stocked with many attractive mature plants, trees and shrubs, providing a fantastic spot to relax and enjoy the beautiful garden in a wonderful setting
- Electronically operated double oak gates open to give an impressive entrance into the property and give access onto a front gravelled driveway providing generous **off-road parking** for several vehicles. There is also a large area of front lawn which is fully enclosed
- **Double garage** with a remote control roll-up and over door, boiler, pressurised hot water tank, light and power and an internal door through to the utility room

There is a small selection of amenities at West Parley. Ferndown has a Championship Golf Course on Golf Links Road, with the Club House located approximately 1 mile away. Ferndown's town centre is located approximately 1.5 miles away and offers an excellent range of shopping, leisure and recreational facilities.



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