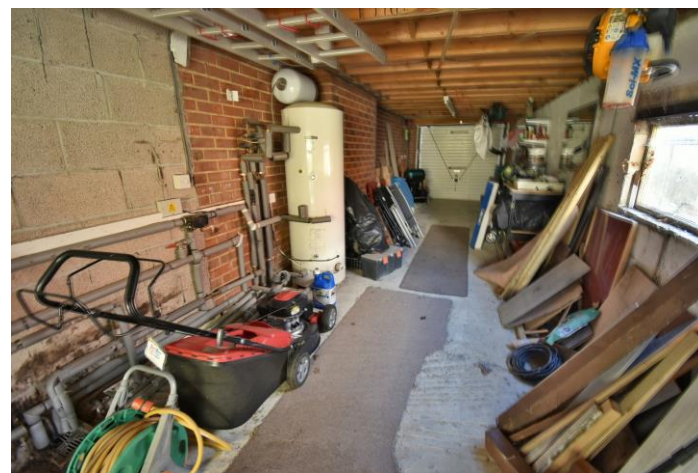


# Parley Close

West Parley, Dorset BH22 8PH









***“Exceptionally versatile detached four bedroom chalet home providing over 2,400 sq ft of living with impressive 95ft garden backing onto heathland on plot measuring 0.21 of an acre”***

**FREEHOLD PRICE £675,000**

This beautifully presented detached chalet home occupies a generous plot measuring approximately 0.21 of an acre in a highly sought after cul-de-sac and prime location between Ferndown, Bournemouth and Wimborne with a level walk to a nearby shopping parade in Parley, woodland walks and access to Hurn Airport and the A31 commuter routes.

The accommodation comprised four well proportioned bedrooms over two floors with two en-suites on the first floor and a flexible 30ft bedroom on the ground floor with patio doors to the garden (ideal for further configuration to an annexe adjacent to the 30ft garage). There is an impressive reception hallway with imposing staircase and open plan dining area leading to the kitchen whilst the living room has a dual aspect with sliding double glazed patio doors giving access to and making full use of the garden views. There is an impressive reception hallway with imposing staircase and open plan dining area leading to the kitchen whilst the living room has a dual aspect with sliding patio doors giving access to and making full use of the garden views.

Other benefits include private owned solar panels generating income and air source heat pump, separate cloakroom, double glazing, ground floor shower room, driveway parking for several vehicles and an exceptional 38ft garage/workshop.

The rear garden is a particular feature providing a wonderful mature wooded backdrop, vast section of lawn, shrub and flower beds and a private south westerly side aspect.

**Ground floor:**

- **Reception hallway** impressive hallway with staircase to first floor and storage/cloaks cupboard
- **WC**
- **Shower room**
- **Dining area** elegant open plan space with two double glazed windows and ceramic style tiled flooring continuing from the hall into the kitchen
- **Kitchen** comprehensive range of base and wall mounted units with worktops, integrated oven and inset hob, concealed appliances, sink with double glazed window above, double glazed door to side aspect
- **Sitting room** 22ft x 17ft 9in superb dual aspect room with double glaze sliding patio doors giving access to the rear garden
- **Bedroom three** is an impressive, versatile room with double glazed door to the garden
- **Bedroom four** with double glazed window to the front aspect

**First floor:**

- **Bedroom one** has a range of bespoke bedroom furniture, cupboards and walk-in wardrobe with Velux windows
- **En-suite bathroom** comprising a four piece suite comprising shower cubicle, panelled bath, WC, wash hand basin and Velux window and tiled flooring
- **Bedroom two** with Velux windows
- **En-suite bathroom** comprising a four piece suite with shower cubicle, panelled bath, WC, wash hand basin and Velux window and tiled flooring

**COUNCIL TAX BAND: F**

**EPC RATING: t.b.c.**

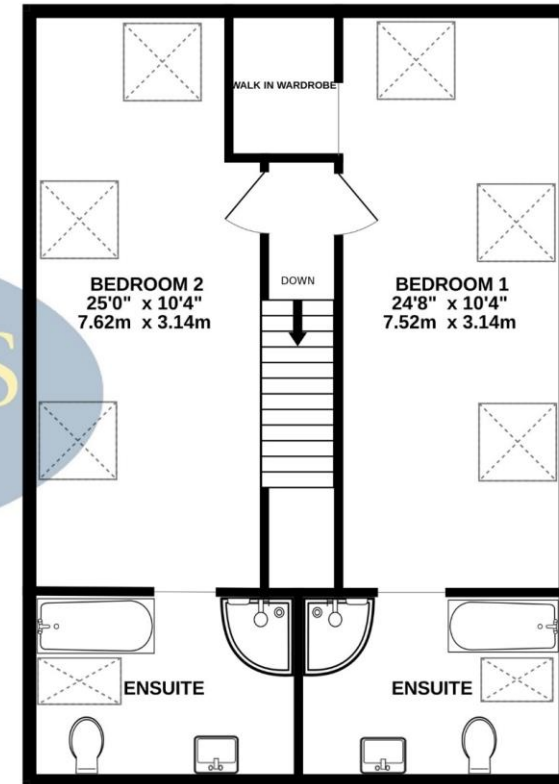






GROUND FLOOR  
1744 sq.ft. (162.0 sq.m.) approx.

1ST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 2488 sq.ft. (231.1 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.









## Outside

- **The front garden** has a well proportioned driveway with parking and turning space for several vehicles
- **The rear garden** measures approximately 95ft x 50ft and has been beautifully landscaped to provide a mature wooded rear backdrop, collection of well maintained mature borders, shrubs and flower beds, vast level lawn and private patio enclosed by timber fencing

Parley Close is just a few hundred yards from shops and facilities in Parley Cross and approximately 2.5 miles from Bournemouth International Airport. Ferndown Town Centre is within 2 miles.





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