

# Dudsbury Road

West Parley, Dorset, BH22 8RG



**HEARNES**

WHERE SERVICE COUNTS







***“A simply stunning 4,263 sq ft architecturally designed  
and beautifully finished family home occupying a  
secluded plot”***

**FREEHOLD £1,075,000**

A truly outstanding and superbly positioned five double bedroom, two bathroom, one shower room detached family home, with a double garage, driveway providing generous off-road parking for several vehicles and secluded gardens.

This unique 4,263 sq ft ultra contemporary family home has some stunning architectural elements including dual mono pitched roofs allowing wonderful dimensions in all the bedrooms, along with exceptionally spacious ground floor accommodation including covered alfresco dining and entertaining areas.

On entering the property, you are immediately greeted by an extremely impressive grand reception hall where there is a log burner, central staircase providing a striking feature and leads up to a super spacious galleried landing which currently houses a pool table, however, is large enough to accommodate a full size snooker table. From the grand reception/dining hall oak doors lead through to the ground floor accommodation which includes a cinema/media room, gaming room, lounge, kitchen/breakfast/family room, home office, utility and cloakroom.

The kitchen/breakfast/family room has been beautifully finished with black granite worktops, an excellent range of high-quality Neff appliances to include convection ovens, combination microwave oven, warming drawer, two dishwashers, wine cooler and five ring gas hob. All bathrooms have been luxuriously appointed. Other noteworthy features include polished porcelain tiled flooring and remote-control oak front gates which open onto a front driveway providing generous off-road parking, which in turn leads up to a double garage with remote control up and over door.

An internal inspection of this unique and fantastic family home is essential to fully appreciate the individuality and functionality of this stunning and stylish, contemporary family home.

**COUNCIL TAX BAND: F**

**EPC RATING: C**



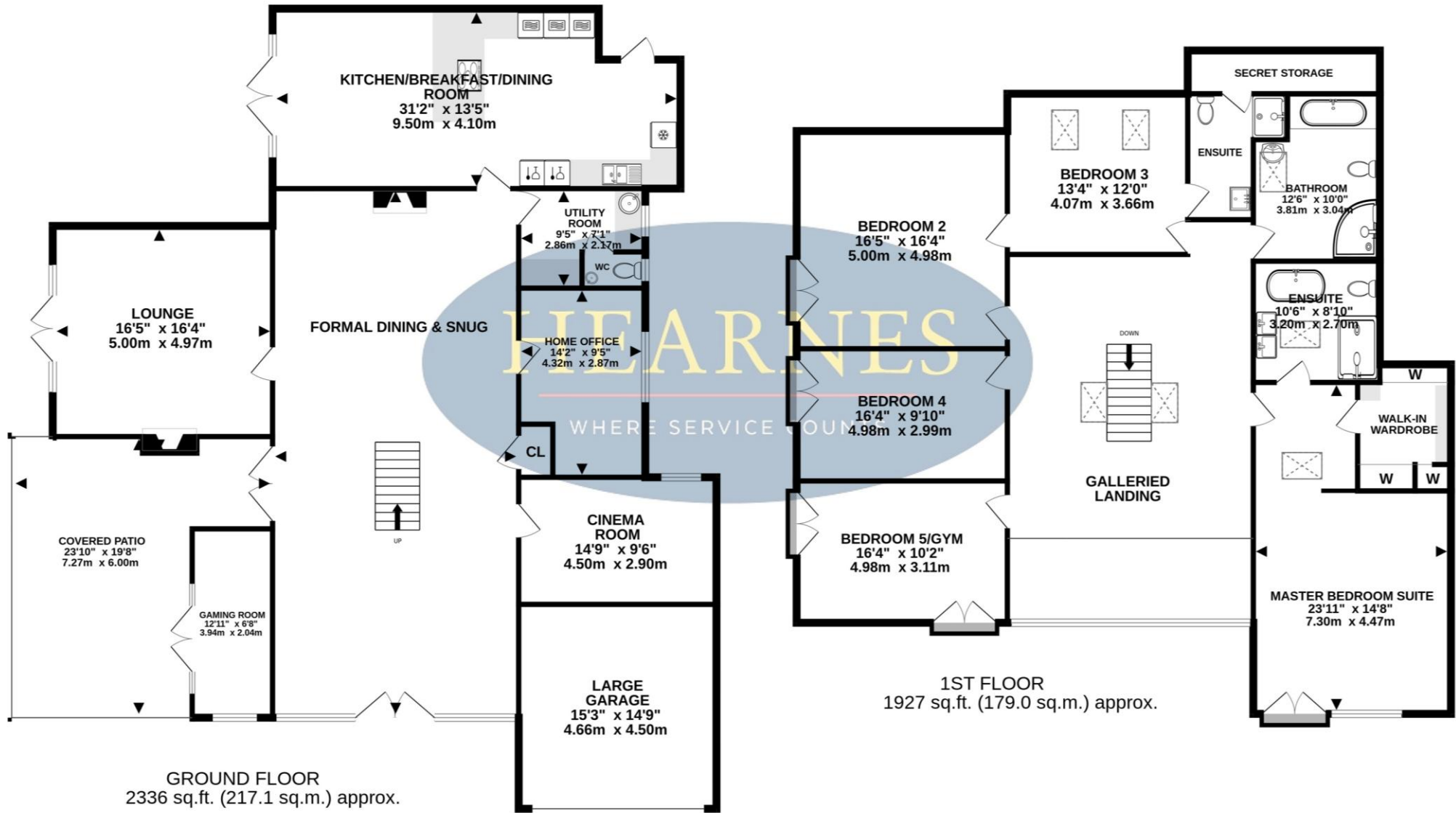




TOTAL FLOOR AREA : 4263 sq.ft. (396.1 sq.m.) approx.

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.

Made with Metropix ©2024



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.









## Outside

A front driveway provides generous off-road parking for several vehicles. Located to one side of the property there is an area of lawn, and a stunning hardwood decked outside entertaining area which has individually remote-controlled LED deck lighting and external power points.

With extensive additional external lighting the property not only looks fantastic during the day but comes alive at night and is fantastic for entertaining.

Further benefits include; double glazing, pressurized water system and a gas-fired heating system.

The property is set within a sought after and well-established location within Ferndown, approximately 1 mile from Ferndown's Championship Golf Course. Ferndown's town centre is located approximately 1.5 miles away. Bournemouth town centre is located approximately 7 miles away and offers an array of shops, restaurants, leisure facilities and miles of sandy bathing beaches. Poole town centre is located approximately 8 miles away and the market towns of Wimborne and Ringwood are both within striking distance.





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



[www.hearnes.com](http://www.hearnes.com) Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne