

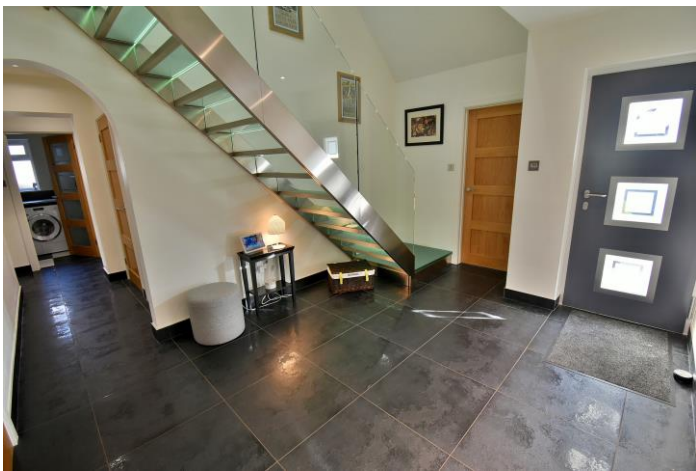
'High Trees' Chine Walk

West Parley, Dorset BH22 8PS



HEARNES

WHERE SERVICE COUNTS



“A superbly appointed 2,800sq ft family home with a 90ft secluded west facing garden occupying a plot measuring 0.27 of an acre”

FREEHOLD GUIDE PRICE £1,000,000

This beautifully finished and deceptively spacious four bedroom, two shower room, one bathroom detached family home has a 34ft x 25ft open plan kitchen/breakfast/dining/family room overlooking a 90 ft secluded west facing rear garden with a single garage and driveway providing generous off road parking occupying a private plot measuring 0.27 of an acre, whilst situated in a sought after location within West Parley.

‘High Trees’ is a stunning and spacious 2,800 sq ft family home that has been finished to an extremely high standard with some lovely finishing touches including underfloor heating throughout the majority of the ground floor, integrated speaker system in the kitchen/dining/family room, cinema room with projector/screen and integrated speakers and luxuriously appointed bathroom/shower rooms. The property is offered with no onward chain.

- **A 2,800 sq ft four bedroom detached family home occupying a west facing secluded plot measuring 0.27 of an acre**

Ground floor:

- **32ft x 13ft Impressive entrance hall** with brushed chrome staircase and glass balustrade creating an attractive focal point with tiled floor and underfloor heating which continues throughout the majority of the ground floor
- **A stunning, open plan 34ft x 24ft kitchen/dining/family room.** This room undoubtedly has the ‘wow’ factor and is a fantastic family and entertaining space
- **The kitchen/breakfast area** has been beautifully finished with extensive Quartz worktops, matching upstands with a central island unit also finished in Quartz which continues round to form a five seater breakfast bar, there is an excellent range of base and wall units and high quality integrated appliances to include Neff induction hob with extractor canopy above, twin Neff ovens, combination oven, double and single warming drawer, Miele dishwasher, large wine fridge and space for an American style fridge/freezer
- **The 34ft dining/family area** has a 29ft lantern and two sets of bi-fold doors flooding this fantastic space with lots of natural light, there is ample space for a large dining room table and chairs and sofa, tiled floor with underfloor heating throughout and double doors lead through into the cinema room
- **The cinema room** has a projector with screen and integrated speakers with a wooden panelled wall with storage cupboards either side
- **Impressive 18ft lounge** with log burner creating an attractive focal point of the room with a granite hearth and marble surround
- **Ground floor double bedroom**
- **Wet room** luxuriously appointed to incorporate a walk-in shower area with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring
- **Utility room** with base unit, sink unit, worktops, recess and plumbing for washing machine and storage cupboard
- **Study/bedroom four** which is currently being used as an office, has a fitted desk with overhead cupboard storage and full height cupboards either side of a double bed recess. Double glazed French doors leading out into the rear garden

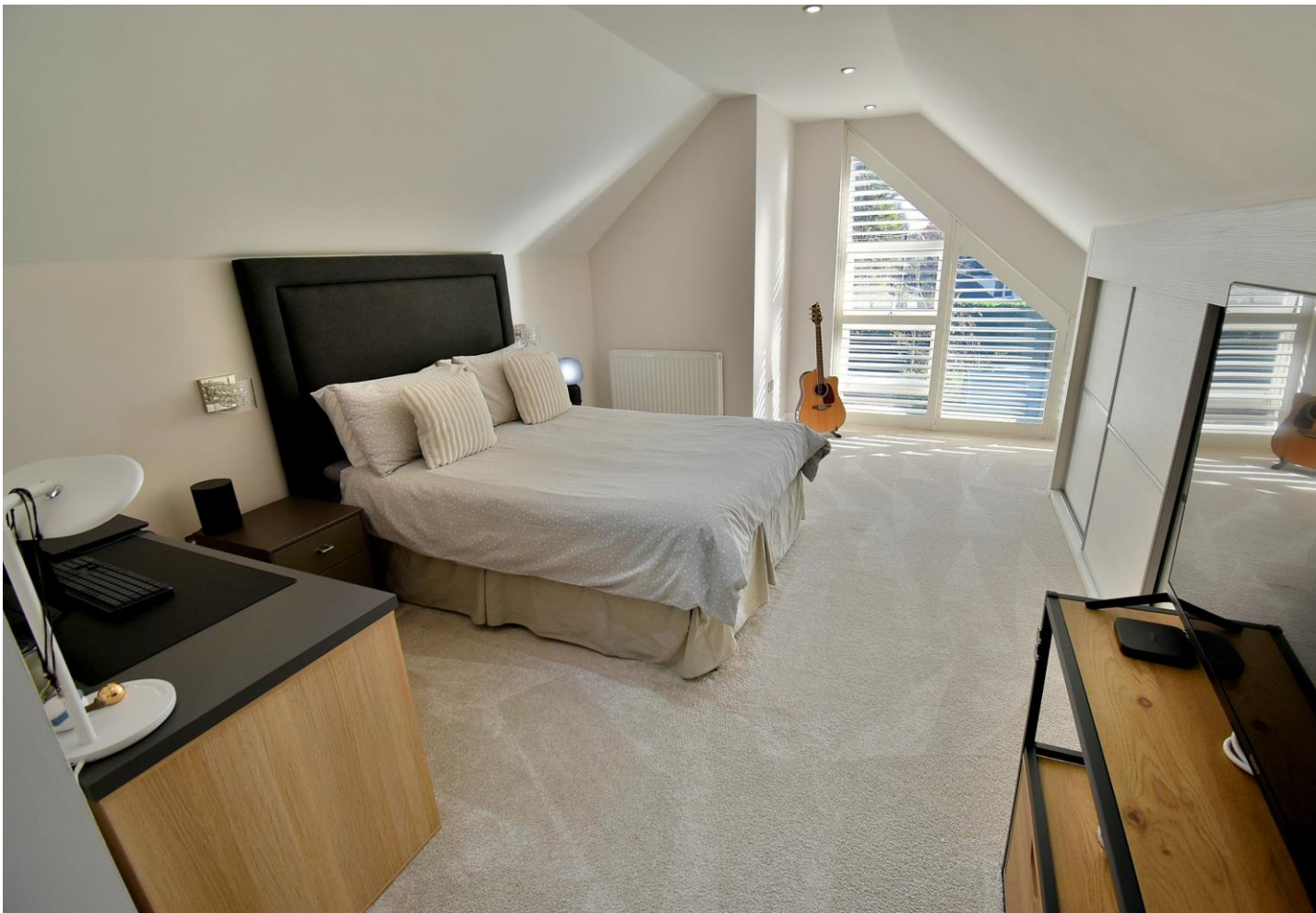
First floor:

- **20ft x 18ft Master suite** which enjoys a dual aspect
- **The bedroom area** has an extensive range of fitted wardrobes and drawer storage
- **The dressing area** has fitted drawer storage and a dressing table
- **26ft Guest bedroom** with fitted wardrobes
- **En-suite wet room** incorporating a walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, vanity wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Family bathroom/shower room** finished in a stylish white suite incorporating a freestanding, 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, fully tiled walls and flooring
- **Storage/work space** which is currently being used as an office and has access into the eaves for useful storage

COUNCIL TAX BAND: F

EPC RATING: C

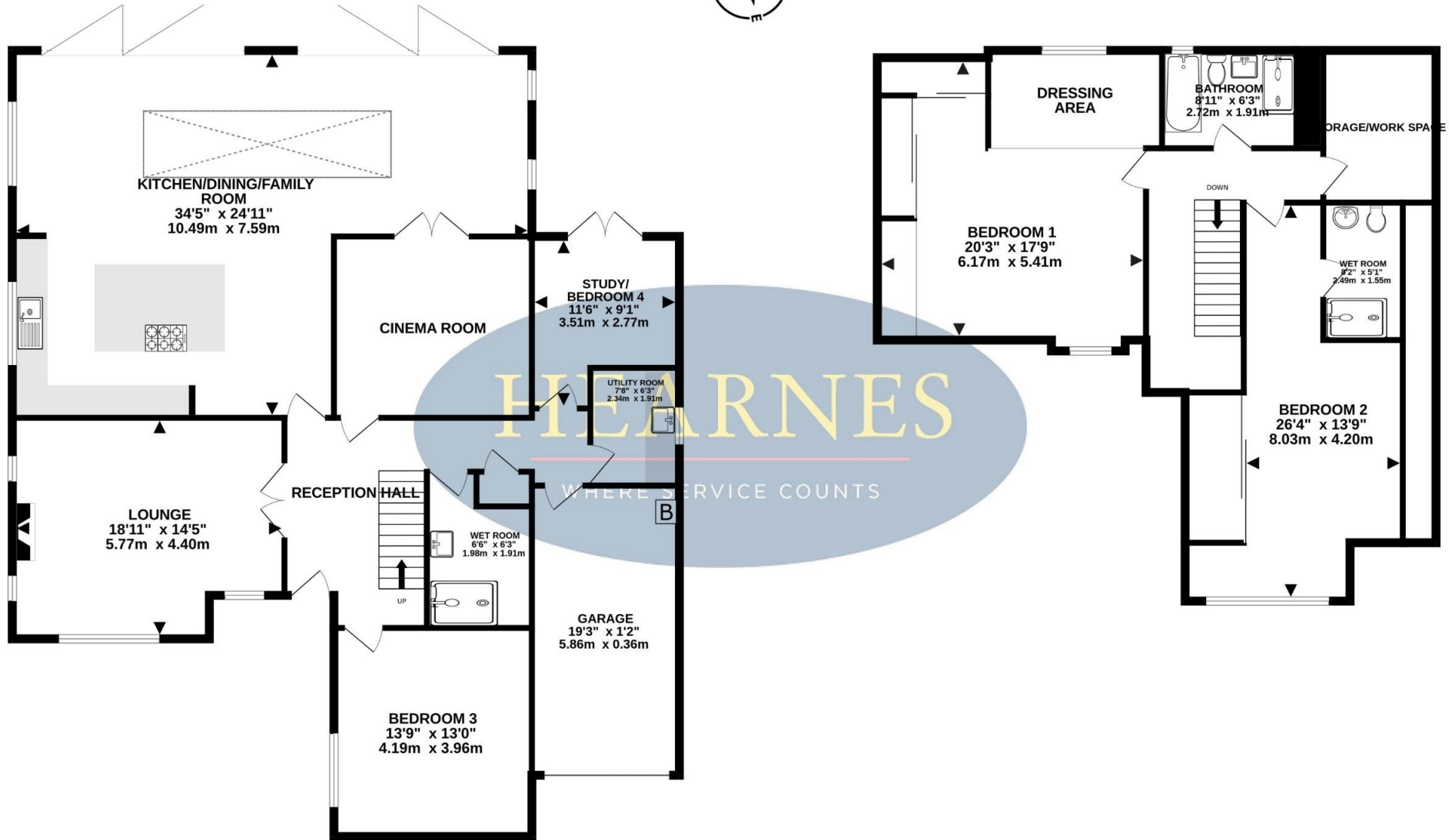




GROUND FLOOR
1837 sq.ft. (170.6 sq.m.) approx.



1ST FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 2814 sq.ft. (261.4 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 Hearnnes 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 rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion, measures approximately 90ft x 65ft
- Adjoining the rear of the property there is a **large porcelain paved patio** with a side path leading down to double wooden side gates
- On the opposite side of the property there is an **outdoor kitchen with pizza oven, sink unit, integrated speakers and seating area (hot and cold water and Wi-Fi)**
- Steps lead up from the main patio onto a large area of lawn where there is a **timber decked seating area**
- At the far end of the garden there is a **timber shed with light and power and wood store**
- The garden itself is fully enclosed by mature shrubs and fencing
- A **front graveled driveway** provides generous off-road parking for several vehicles and in turn leads up to a single garage
- **19ft x 10ft Larger than average integrated garage** with a recently replaced Hormann Thermo insulated electrically operated up and over door, wall mounted gas fired boiler, light and power and internal door leading through into the Reception Hall
- **Further benefits include;** Hormann high quality front door, double glazing, a gas fired heating system and the property is offered with no onward chain

Ferndown has a Championship Golf Course on Golf Links Road. The club house of the golf course is located approximately less than half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.



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