

St James Road

Staplehill, Dorset, BH22 9NY



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged chalet bungalow with a 75ft secluded garden, in a delightful semi-rural location”

FREEHOLD PRICE £595,000

This extremely spacious and immaculately presented three double bedroom, one bathroom, one shower room detached chalet bungalow has been substantially enlarged and recently modernised, whilst managing to retain its character. There is a 75ft secluded garden which backs onto protected countryside and acres of protected woodland, whilst a driveway providing generous off-road parking.

This deceptively spacious and superbly positioned 1,400 sq ft property enjoys a delightful semi-rural location at the end of a private and unmade 'no through' lane.

Ground Floor:

- **Three double bedroom** detached chalet bungalow
- 14ft Spacious **reception hall** with a large under stairs cupboard
- Recently **refitted kitchen** installed in 2020, beautifully finished with extensive quartz worktops and quartz splashbacks, an inset sink, integrated AEG oven, combination oven, gas hob and extractor canopy above, integrated dishwasher and Karndean flooring which continues through into the garden room
- **Garden room** with glorious views over the rear garden all year round, integrated fridge/freezer and French doors leading out to a landscaped and private rear garden
- **Lounge** with a bay window to the front aspect and a log burning stove set on a slate hearth, with slate inset and wooden surround creating an attractive focal point
- Separate **dining room** with a bay window to the front aspect
- **Double bedroom** with a view over the rear garden
- Refitted **family bathroom** finished in a stylish white suite to incorporate a shower/bath with shower over and shower screen, WC with concealed cistern, wall-mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring

First Floor:

- Impressive 22ft **Master bedroom** with fitted wardrobes and a window offering delightful views over the private rear garden and adjoining protected countryside
- **En-suite shower room** finished in a stylish white suite to incorporate a large shower cubicle, chrome raindrop shower head and separate shower attachment, wall-mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Further benefits include double glazing, UPVC fascias and soffits, a gas-fired central heating system and water softener

COUNCIL TAX BAND: C

EPC RATING: D

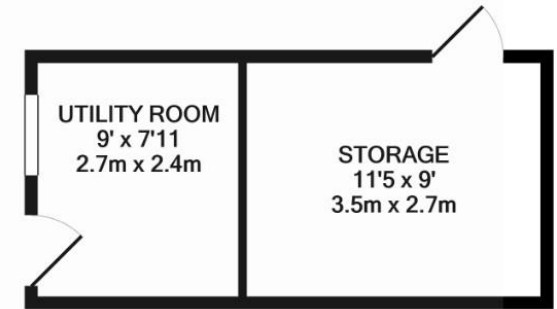




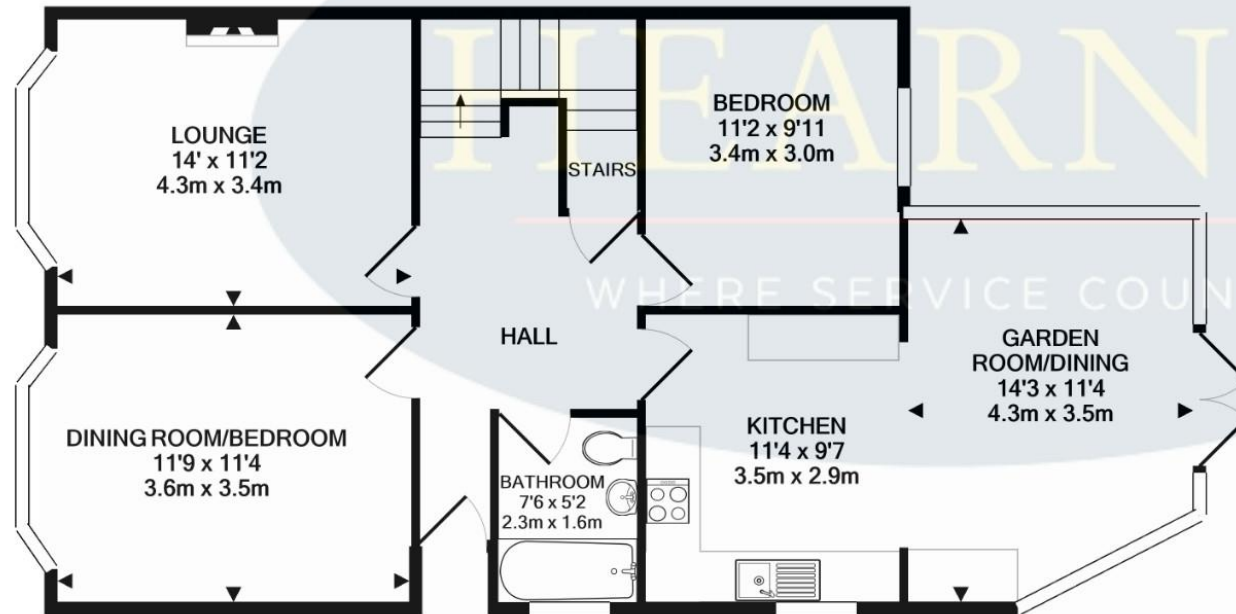


TOTAL APPROX. FLOOR AREA 1403 SQ.FT. (130.4 SQ.M.)

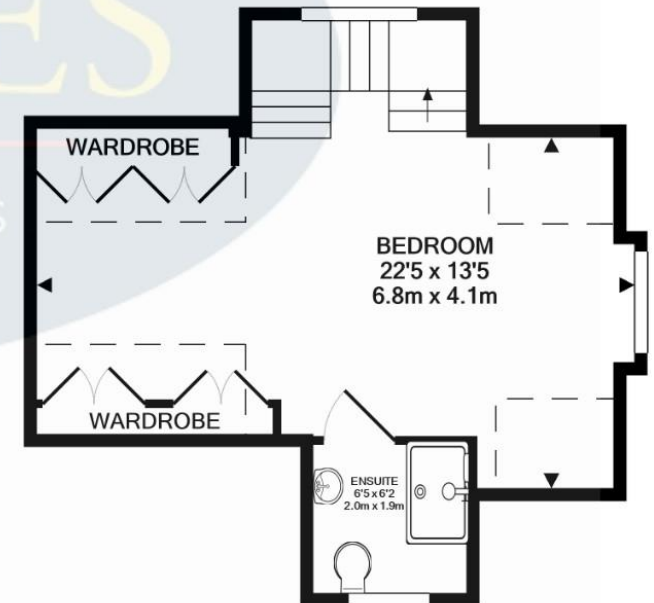
Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 179 SQ.FT.
(16.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 875 SQ.FT.
(81.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)



Located at the end of no-through lane



Backing onto open and protected countryside



Outside

- **Rear garden** which is without doubt a superb feature of the property as it measures approximately 75ft x 30ft, is beautifully kept and offers an excellent degree of seclusion
- Adjoining the rear of the property there is an Indian sandstone smooth cut paved patio area and a log store
- **Former garage**, now converted into a **utility room** with light and power, whilst the rear portion of the garage has been converted into a **large storage room/workshop** which also has light and power
- Large area of immaculately kept and ornately shaped lawn, with a shingle path leading down to the far end of the garden. The garden is stocked with many attractive plants and shrubs and backs onto open countryside
- A newly replaced wooden five bar gate opens onto a block paved driveway which provides **generous off-road parking** for approximately four vehicles
- **Front garden** enclosed by hedge and fencing

The market town of Wimborne is located approximately 5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.



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