

Riverside Road

West Moors, Dorset, BH22 0LG



HEARNES

WHERE SERVICE COUNTS



“Exceptional detached family home providing 2,300 sq ft of flexible living within 0.4 acres of a gardeners dream”

FREEHOLD PRICE £869,000

This deceptively spacious detached chalet style family home provides versatile living over 2,300 sq ft, combining original character features with high specification upgrades, occupying a stunning landscaped mature plot approaching 0.4 of an acre.

The accommodation comprises four bedrooms, the main suite on the first floor has a luxurious en-suite and dressing room, with three further ground floor bedrooms served by an en-suite, family bathroom and separate WC. There is a 30ft living room and adjacent dining room both with bifold doors making full use of the views over the rear garden, a bespoke luxury kitchen/breakfast room, utility room and side access to a cottage garden and boiler room.

Other benefits include a newly replaced roof, modern gas central heating, double glazing, high quality engineered wood flooring, two log burners, oak internal doors, window blinds and light fittings, driveway parking for numerous vehicles to a detached garage screened behind mature hedging.

The property is located in a premium private road, providing a tranquil rural feel only 400 metres from West Moors village shops, amenities, schools and access to West Moors Plantation and the A31 commuter routes to Ringwood, Ferndown and Wimborne.

Ground Floor:

- Attractive **entrance porch** - tiled steps up to an original solid wood front door
- **Entrance hall** - tiled flooring and a window
- **Open plan living/reception room** – initial area ideal as reception hall which is open plan to the living room, with inset wood burner, engineered wood flooring throughout, dual aspect windows to the side and front elevations and wonderful bi-fold doors giving access to and making full use of the views over the stunning rear garden, and timber returning staircase and balustrade to the first floor
- **Dining room** – further double glazed sliding bi-fold doors giving access to an additional extremely private south facing raised decking area, fireplace recess with quarry tiled hearth and inset solid wood burner and engineered wood flooring
- **Kitchen/breakfast room** – Superbly appointed bespoke cottage style kitchen comprising; range of base and wall mounted units with adjoining granite worktops that continue round to a breakfast bar, additional contrasting white units, Neff double oven and further grill, together with inset Neff six ring gas hob with extractor over, integrated and concealed Neff dishwasher, bespoke integrated fridge and freezer, integral sink unit with mixer taps and double glazed windows to the front and side aspect and a further double glazed door giving access to a delightful private courtyard that leads to a boiler room
- Walk in **utility cupboard** with plumbing for a washing machine and a continuation of the engineered wood flooring
- **Inner hallway** with original wood block flooring and cupboard with slatted shelving
- **Bedroom two** - range of fitted single and double door wardrobes, a window to the front aspect and original exposed wood block flooring
- **En-suite shower room** – Victorian style suite incorporating a built in 1 ½ size shower cubicle, vanity unit with wash hand basin, WC, bidet, extractor fan, fully tiled walls and flooring and a window to the rear aspect
- **Bedroom three** – enjoys a dual aspect with window to the front and side elevations and exposed original wood block flooring
- **Bedroom four** - window to the front aspect and a door to the entrance hall
- **Bathroom** – finished in a matching suite comprising p-shaped bath with enclosed shower screen, wall mounted shower, wash hand basin with vanity unit beneath, bidet, tiled walls and flooring and window to the side aspect
- **Cloakroom** – WC, partially tiled walls, quarry tiled floor and a window

First Floor:

- Exposed wooding returning staircase to a **part galleried landing**, with a window to the side aspect
- **Bedroom one** – particularly spacious and enjoying a dual aspect with three windows to the front elevation and a window to the rear elevation, wood flooring
- **Dressing room** - with a comprehensive range of hanging and shelving space and a window to the rear
- **En-suite** – Stunning and luxurious comprising freestanding contemporary oval bath with external chrome mixer taps, walk-in double width shower unit with glazed screen, raised vanity unit with inset monobloc sink, WC, tiled flooring, appropriate tiled splashbacks and a window to the rear aspect

COUNCIL TAX BAND: E

EPC RATING: D

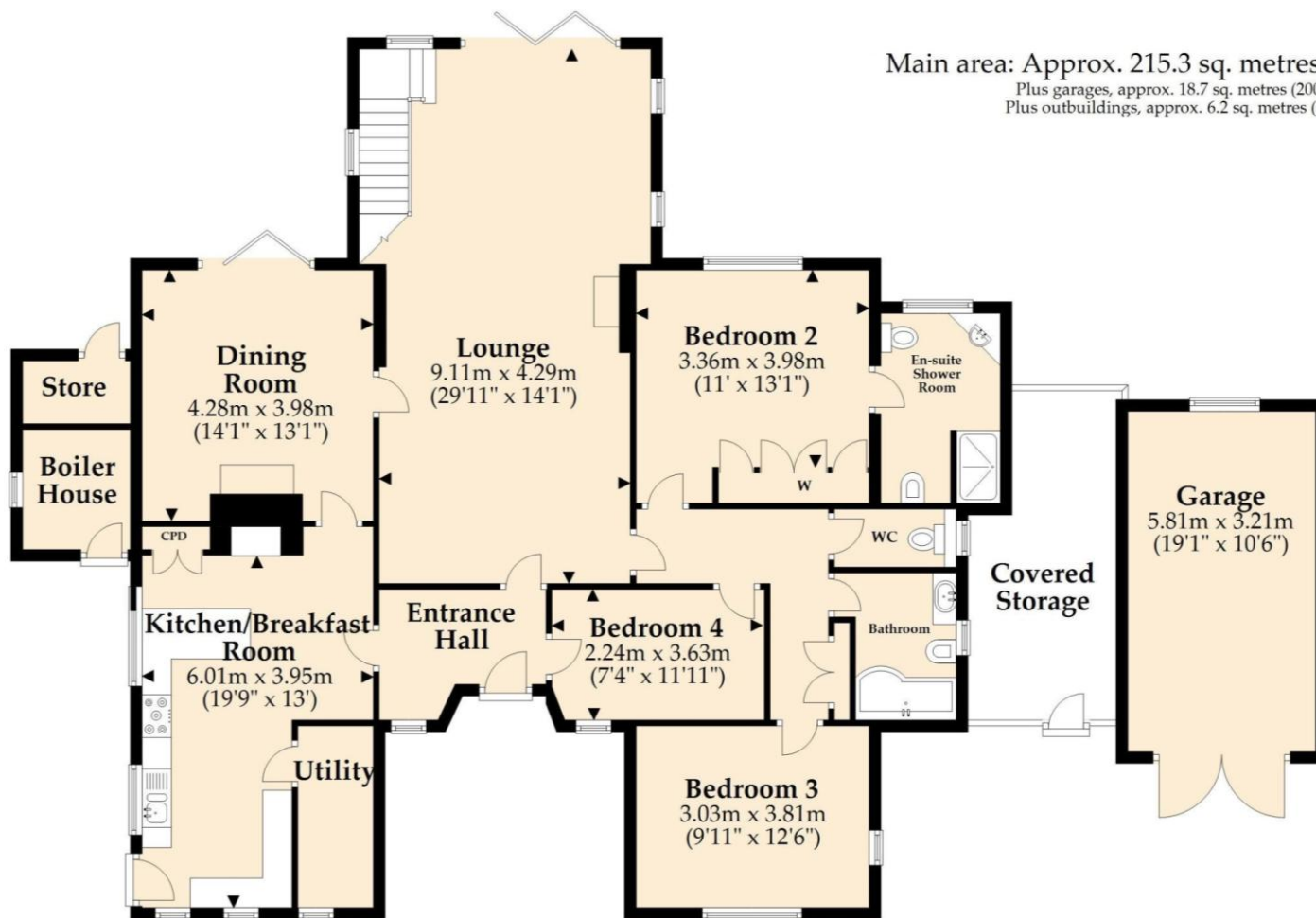






Main area: Approx. 215.3 sq. metres (2317.4 sq. feet)

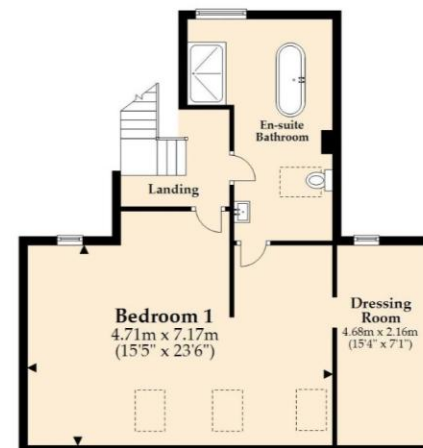
Plus garages, approx. 18.7 sq. metres (200.7 sq. feet)
Plus outbuildings, approx. 6.2 sq. metres (67.2 sq. feet)



Ground Floor

Main area: approx. 150.5 sq. metres (1619.6 sq. feet)

Plus garages, approx. 18.7 sq. metres (200.7 sq. feet)
Plus outbuildings, approx. 6.2 sq. metres (67.2 sq. feet)



First Floor

Approx. 64.8 sq. metres (697.8 sq. feet)

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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

- Charming cottage gate giving access to the front driveway, screened from the road, providing **off-road parking** for several vehicles
- Approximately 19ft 4in x 10ft 7in **garage** with double entrance doors, power and light. Either side of the garage are covered areas, ideal for storage, potting and outdoor cooking
- The **rear garden** is an outstanding feature facing due **south**, offering an extremely private secluded outlook across carefully designed meadows and ponds, with an abundance of wildlife through timber boardwalks, extensive vegetable garden, two greenhouses, a variety of fruit trees and specimen planting... a gardeners dream!

The property nestled away in a discreet yet extremely convenient location within the village of West Moors. West Moors offers excellent schools, a doctor's surgery, pharmacy, pubs and a good selection of shops, with the village centre itself is located approximately 400 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre approximately 2 miles away. The market town of Wimborne is around 5 miles away, whilst the market town of Ringwood is approximately 6 miles away.



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