

Ridgeway

West Parley, Dorset BH22 8TT



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged and conveniently located 2,400 sq ft versatile family home”

FREEHOLD PRICE OFFERS IN EXCESS OF £685,000

This immaculately presented and generous sized four double bedroom, one bathroom, one shower room, three reception room detached chalet style family home has a secluded and enclosed rear garden, a front driveway providing generous off road parking and a detached double garage, whilst situated in the heart of West Parley and conveniently located approximately 300 metres from the local amenities.

This light, spacious and versatile 2,400 sq ft chalet style family home is tucked away down a private road in the heart of West Parley whilst enjoying a semi-rural location.

- **2,400 sq ft Four double bedroom detached chalet style family home in the heart of West Parley**

Ground floor:

- **Entrance porch**
- **15ft Spacious entrance hall** with a storage cupboard
- **17ft Dual aspect kitchen/breakfast room** which has been beautifully finished with extensive granite worktops and matching upstands with an inset stainless steel sink with rinse hose. There is an excellent range of integrated appliances to include Neff hob and extractor hood above, Neff double oven, fridge and freezer, dishwasher and washing machine. The granite worktop continues round to form a breakfast bar. A double glazed door leads out onto a private courtyard patio area
- **Impressive 23ft dining room** with double glazed window overlooking the rear garden and opening through into the lounge
- **21ft Dual aspect lounge** with a living flame log effect contemporary electric fire creating an attractive focal point of the room. Double glazed sliding patio doors leading out into an orangery
- **The orangery** has an atrium style ceiling skylight, double glazed windows overlooking the rear garden and double glazed French doors leading out onto a private patio area
- **Double bedroom** with bay window to the front aspect and an excellent range of fitted bedroom furniture to include wardrobes and drawer storage
- **Extremely spacious bathroom/shower room** incorporating an oversize bath with mixer taps and shower attachment, good size corner shower cubicle, wash hand basin with vanity storage beneath, partly tiled walls and a linen cupboard
- **Snug/inner reception hall** with bay window overlooking the front garden and stairs rising to the first floor

First floor:

- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, dressing table, cupboard storage and bedside cabinets
- **Bedroom two** is also a generous size double bedroom benefitting from fitted wardrobes and cupboard storage
- **Bedroom three** is also a double bedroom benefitting from fitted wardrobes
- **Shower room** finished in a stylish white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls

COUNCIL TAX BAND: F

EPC RATING: D



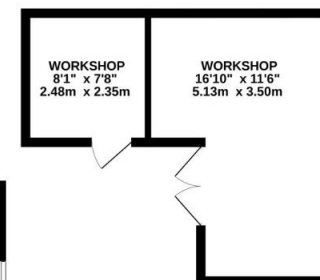
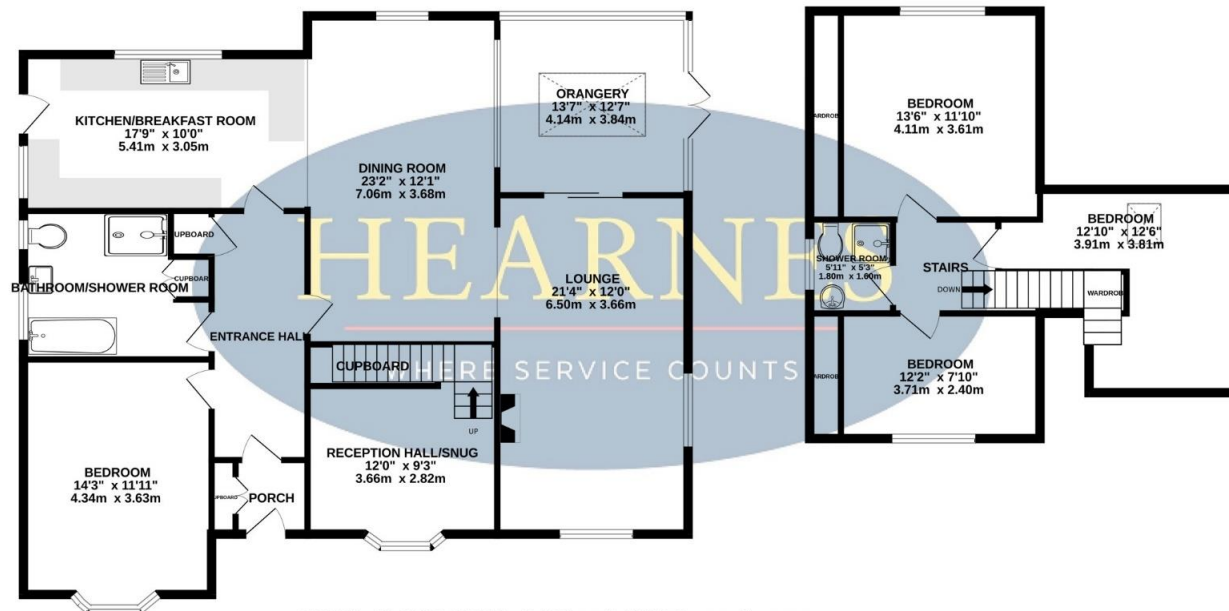
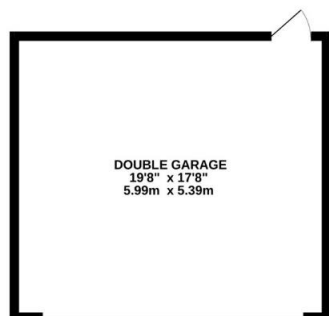


NOT LOCATED THE EXACT
POSITION
347 sq.ft. (32.3 sq.m.) approx.

GROUND FLOOR
1369 sq.ft. (127.2 sq.m.) approx.

1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.

NOT LOCATED IN THE EXACT
POSITION
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 2482 sq.ft. (230.6 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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Tucked away down a private road





Outside

- **The rear garden** offers an excellent degree of seclusion, is fully enclosed and has a maximum overall measurement of 60ft x 35ft
- Adjoining the rear of the property there is a **paved patio area** and a path leading down to an ornately shaped raised circular patio which is enclosed by wrought iron railings and continues round to join a large area of private, side patio. Within the rear garden there are two outbuildings which have light and power. The remainder of the rear garden is predominantly laid to lawn and bordered by well stocked flower beds
- On the opposite side of the property there is a further area of **private patio area** with a side gate, rear personal door leading through into the detached double garage and a further gate opening onto an additional area of front garden
- Two sets of **wrought iron gates open onto a front gravelled in and out driveway** which provides generous off road parking for several vehicles
- There is a good size area of **front lawn** bordered by well stocked flower beds with a further area of well stocked front garden where there is a pond with water feature and many attractive plants and shrubs
- **Detached double garage** has a remote control up and over door, light and power and a rear personal door
- **Further benefits include;** double glazing, a gas fired heating system and security alarm

West Parley offers a good selection of day-to-day amenities. Ferndown's town centre is located less than 2 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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