

Gallows Drive

West Parley, Ferndown, BH22 8RH



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished and extended detached bungalow with a one bedroom self contained annexe occupying a secluded plot, measuring in excess of 1/3rd of an acre”

FREEHOLD PRICE £750,000

This immaculately presented and recently modernised four double bedroom, one bathroom, two shower room, three reception room detached and extended bungalow (**incorporates a 1 bedroom self contained annexe**) has a double glazed conservatory overlooking a 90' secluded garden with a driveway providing generous off road parking occupying a secluded plot in excess of 1/3rd of an acre.

The current owners have enlarged the bungalow to create a **one bedroom self contained annexe**. The property has also undergone a number of improvements and has been beautifully modernised whilst offered in immaculate condition. Gallows Drive is a sought after location within West Parley.

- **An extended and three double bedroom detached bungalow with a ONE BEDROOM SELF CONTAINED ANNEXE occupying a secluded plot in excess of 1/3rd of an acre**
- Spacious **entrance hall** with tiled and woodblock herringbone parquet flooring, double storage cupboard and loft hatch with ladder giving access to the loft space
- 18' Light and spacious **lounge** with woodblock herringbone parquet flooring and a southerly facing window flooding this reception room with lots of natural light
- 11' **Dining room/office** which enjoys a dual aspect with a double glazed window to the front aspect and a double glazed French door leading out onto a side patio area. This reception room also has woodblock herringbone parquet flooring
- 16' Newly re-fitted **kitchen/breakfast room** incorporating ample solid wood worktops with a good range of base and wall units with underlighting, an excellent range of high quality integrated appliances to include Bosch 4 ring gas hob with Bosch extractor above, Bosch oven, combination oven and integrated microwave, dishwasher and washing machine with space for an American style fridge freezer, attractive tiled flooring, double glazed window to the side aspect and double glazed window and door leading out into the conservatory
- 13' **Conservatory** which has a tiled floor enjoys a glorious view over the rear garden and has double glazed French doors giving access
- **Bedroom one** is a generous sized double bedroom with a double glazed window to the front aspect
- Luxuriously appointed and spacious **en suite shower room** incorporating a large walk-in shower area with a chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor, double glazed velux window
- **Bedroom two** is also a generous sized double bedroom enjoying a view over the rear garden
- **Bedroom three** is also a double bedroom with a view over the rear garden
- **Family bathroom** beautifully finished in a contemporary style white suite incorporating a free standing pear drop stone bath with mixer taps and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor, double glazed velux window

Self Contained Annexe

- **Entrance hall** with woodblock herringbone parquet flooring which continues throughout
- Open plan **kitchen/lounge/dining room** with bi-fold doors opening to offer uninterrupted views over the secluded rear garden and giving access out onto the patio
- **Kitchen area** incorporating rolltop worksurfaces, high gloss base and wall units, integrated hob, extractor, oven, fridge freezer, washing machine and slimline dishwasher
- **Shower room** finished in a stylish white suite incorporating a good sized shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Double bedroom** with a fitted double wardrobe
- **Annexe garden** incorporates a patio and gravelled area with steps leading up onto the main area of garden

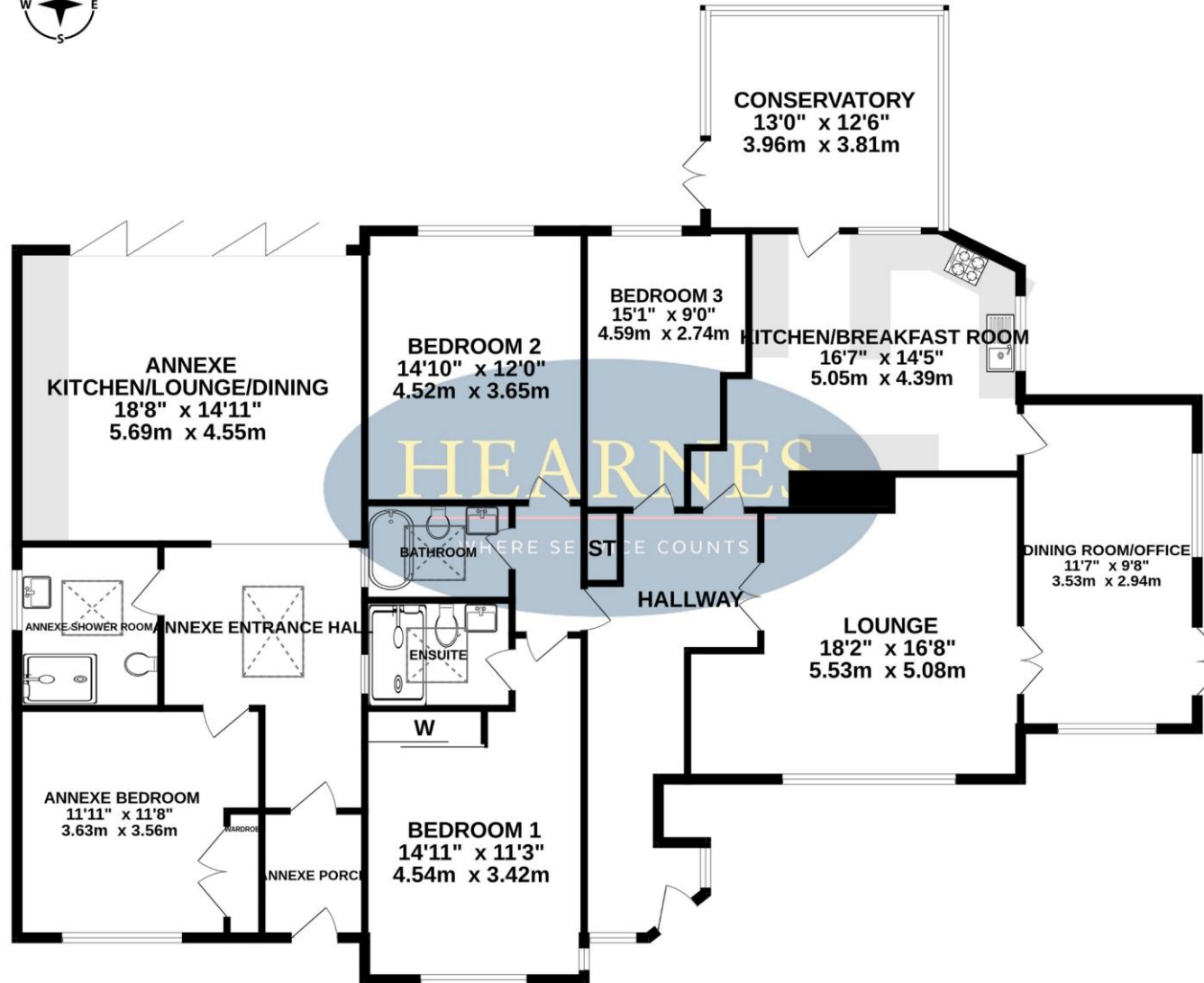
COUNCIL TAX BAND: E

EPC RATING: C





GROUND FLOOR
2276 sq.ft. (211.4 sq.m.) approx.



TOTAL FLOOR AREA : 2276 sq.ft. (211.4 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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Annexe lounge/kitchen/dining room



Annexe entrance



Annexe garden



Annexe bedroom



Annexe shower room



Annexe lounge/kitchen/dining room



Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, is fully enclosed, measures approximately 90' x 75'. Adjoining the rear of the property there is a large paved patio with a path leading round to a further area of side patio. Steps lead up onto a large area of well kept lawn and at the far end of the garden there are fruit trees and a useful timber storage shed
- Double wrought iron powdered coated anthracite double grey gates open onto a block paved front **driveway** providing generous off road parking. Also to the front of the property there is a large area of front lawn
- **Further benefits** include: double glazing and a gas fired heating system

Agents Note: Due to flooding the property has been subject to extensive property level flood protection works. Details and reports for this work are available on request

There are a small selection of amenities in West Parley approximately 750 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.



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