

Dene Walk,

West Parley, Dorset, BH22 8PQ



HEARNES

WHERE SERVICE COUNTS



“A character family home occupying a secluded plot measuring 0.58 of an acre in a sought after cul-de-sac location”

FREEHOLD GUIDE PRICE £950,000

This superbly positioned and immaculately presented five bedroom, one bathroom, one shower room, two reception room detached and character family home has a double carport with large workshop (former garage), driveway providing generous off road parking for several vehicles, a large secluded rear garden and a private plot measuring in excess of half an acre.

This fantastic family home has been owned by the current owners for circa 24 years. The property has undergone a number of recent improvements and has a wealth of charm and character with features to include oak internal doors with latch and levers furnishings, oak staircase in the main entrance hall, a 26' farmhouse style dual aspect kitchen/breakfast/dining room and a wood burning stove in a generous sized lounge. The property has a tremendous amount of scope and potential to be enlarged and enhanced further (subject to the necessary planning consents). The plot and position are two other particular features of the property.

Dene Walk is a sought after cul-de-sac location within West Parley. The property could also be offered with no onward chain.

- **Five bedroom detached family home occupying a secluded plot measuring 0.58 of an acre**
- **Entrance porch** with original oak front door
- 22' **Entrance hall** with an oak staircase and wrought iron balustrade
- 26' Dual aspect farmhouse style **kitchen/breakfast room/dining room** which is a fantastic family entertaining space
- The **kitchen/breakfast area** incorporates ample rolltop work surfaces which continues round to form a breakfast bar, good range of base and wall units, integrated Neff oven and grill, integrated hob with extractor canopy above, recess and plumbing for dishwasher, recess for tall fridge and freezer, tiled floor, stable door leads through into the utility room
- **Dining area** with oak flooring, bay window with window seats, double glazed French doors leading out to the rear garden and patio, ample space for dining table and chairs, bi-fold oak internal doors leading through into the lounge
- Spacious **utility room** with rolltop work surfaces, wall mounted gas fired boiler, recess and plumbing for washing machine, tiled floor, double glazed door leading to outside
- **Inner hall/boot room** with wood block parquet flooring
- **Walk-in larder** with fitted shelving
- Light and spacious **lounge** with a wood burning stove creating an attractive focal point of the room with an exposed brick surround and oak mantle above, sliding patio doors leading out into the rear garden
- A good sized **study** which enjoys a dual aspect with a view over the front garden
- **Bedroom/family room/office** enjoys a dual aspect with views over the front and side gardens (this is currently being used as a reception room)
- Re-fitted **bathroom** finished in a stylish white suite incorporating a panelled bath with mixer taps and shower hose and shower over with glass shower screen, wash hand basin, vanity storage, fully tiled walls and flooring, double airing cupboard

First Floor:

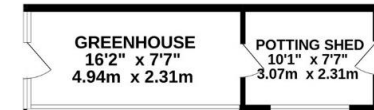
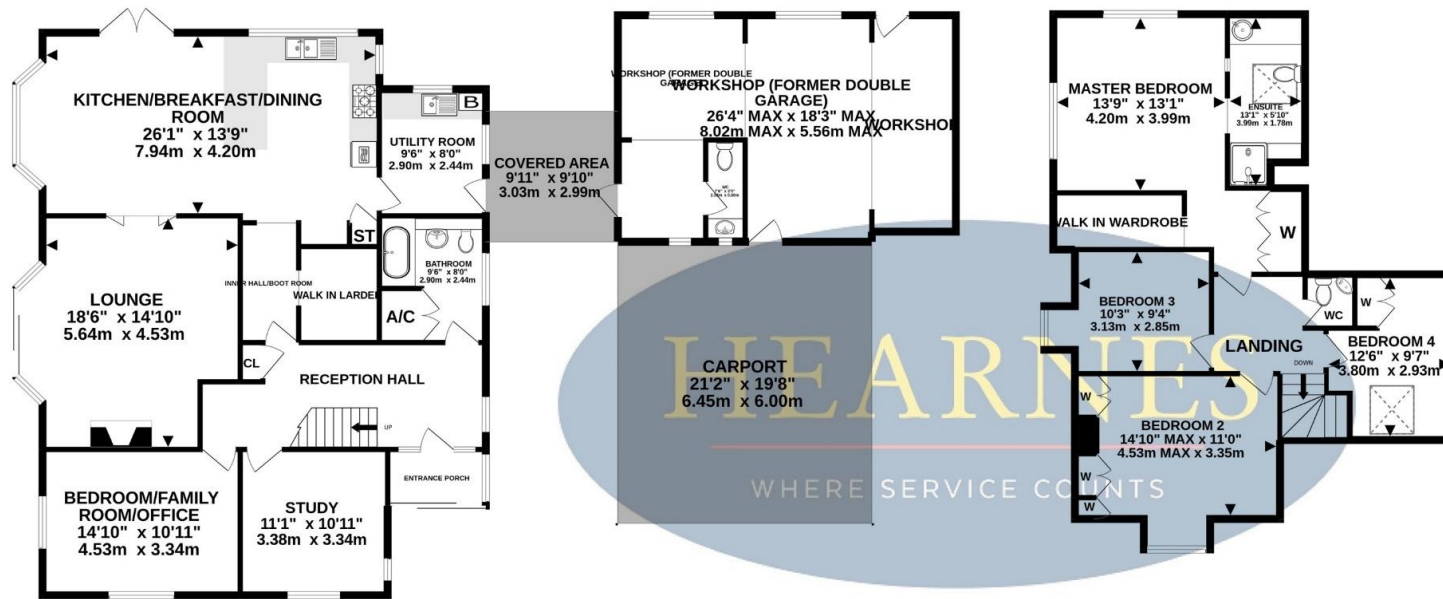
- **Landing**
- Impressive **master bedroom** enjoys a dual aspect, two fitted double wardrobes
- **Walk-in wardrobe** with hanging rail and shelving
- **En-suite shower room** finished in a modern white suite incorporating a good sized shower cubicle, WC, contemporary wash hand basin with vanity storage beneath, tiled floor and additional vanity storage
- **Bedroom two** is a good sized double bedroom with two fitted double and one single wardrobes
- **Bedroom three** is also a double bedroom with stripped floor boards and storage cupboard
- **Bedroom four** is a single bedroom with fitted cupboards, desk and drawer storage as well as a fitted wardrobe with cupboard above
- **Cloakroom** finished in a modern white suite incorporating a WC, wall mounted wash hand basin, tiled floor

COUNCIL TAX BAND: F

EPC RATING: D







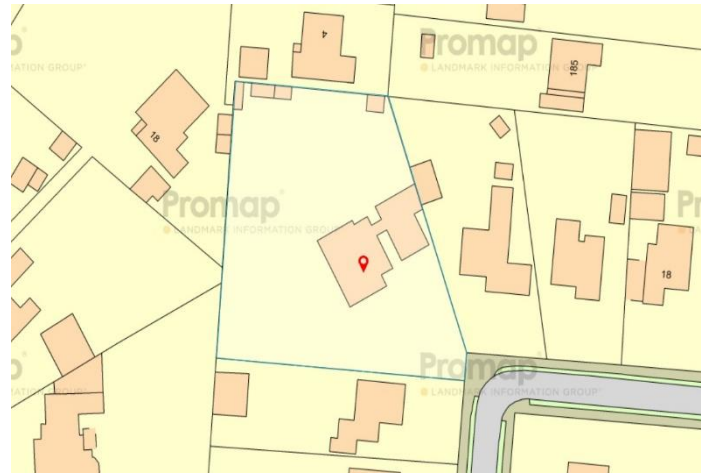
NOT LOCATED IN EXACT
POSITION
199 sq.ft. (18.5 sq.m.) approx.

TOTAL FLOOR AREA : 2800 sq.ft. (260.1 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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Outside

- The **rear and side gardens** are a superb feature of the property as they offer an excellent degree of seclusion and have a maximum overall measurement of 175' x 125'. The rear and side gardens are predominantly laid to lawn. Within the gardens there is an ornamental pond, patio area adjoining the rear of the property, a garden store, many mature plants, trees and shrubs. In the far corner of the garden there is a former vegetable plot with a potting shed and greenhouse. Also within the garden there is a further useful timber storage shed
- A wooden five bar gate opens onto a front gravelled **driveway** providing generous off road parking for several vehicles. The driveway in turn leads up to a double carport and also continues round to a hardstanding for a boat or caravan. There are side gates located on both sides of the garden. Also within the front garden there is a wood store
- Former detached garage is now used as a large **workshop** which has windows, work benches, light and power. Also within the workshop is a separate cloakroom with WC and sink
- **Further benefits** include double glazing, UPVC fascias and soffits and the property could also be offered with no onward chain

There is a small selection of amenities at West Parley approximately 300 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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