

# Chine Walk

West Parley, Dorset, BH22 8PU



**HEARNES**

WHERE SERVICE COUNTS







# ***“A beautifully finished 2,800 sq ft family home, occupying a large and private plot measuring 0.29 of an acre”***

**FREEHOLD PRICE £800,000**

An extremely spacious and beautifully finished four double bedroom, four bathroom detached chalet bungalow with a 95ft private landscaped rear garden, double garage and generous off-road parking for several vehicles. Occupying a large plot measuring 0.29 of an acre enjoying a sought after location within West Parley.

The property was virtually rebuilt approximately five years ago, the owners have managed to create a spacious, versatile, stylish and flexible family home in a highly desirable location that comes to the market offered with no onward chain

## **The Property**

- Impressive **reception hall** with oak flooring
- 26ft Stunning dual aspect **kitchen/breakfast room/dining room**
- **Kitchen/breakfast area** beautifully finished with extensive quartz work surfaces and upstands and an inset sink, a central island unit also finished with a quartz work surface that forms a breakfast bar, a recess and plumbing for an American style fridge/freezer and an excellent range of integrated Bosch appliances to include and induction five ring electric hob with extractor canopy above, oven, combination oven and a dishwasher, LED kickboard lighting, a double glazed window overlooking the front garden and oak flooring which continues through to the dining area
- **Dining area** with double glazed French doors leading out to the rear garden and a large paved patio area
- Inner lobby with oak flooring and a door leading out to the garden
- **Sitting room/bedroom** enjoying a dual aspect, with oak flooring and double glazed French doors leading out to a large patio area
- **Utility room** with a tiled floor and a recess and plumbing for a washing machine
- Impressive **24ft Lounge** with double glazed French doors offering glorious views over the rear garden and access out to the large paved patio area
- Ground floor **guest double bedroom** with a double glazed bay window to the front aspect and a fitted wardrobe
- **En-suite shower room** finished in a stylish white suite to incorporate a separate shower cubicle, wc and wall-mounted wash hand basin
- Spacious **ground floor family bathroom** finished in a contemporary white suite to incorporate an oversized bath with mixer taps and shower hose, wc, wash hand basin with vanity storage beneath and a tiled floor
- **20ft Landing** which is large enough to be used as a study area
- Impressive **dual aspect master bedroom** incorporating a dressing area with fitted double wardrobes
- **En-suite shower room** finished in a stylish white suite to incorporate a corner shower cubicle, wc and a wall-mounted wash hand basin with vanity storage beneath
- **Third double bedroom** with fitted wardrobes
- Shower room finished in a stylish white suite to incorporate a separate shower cubicle, pedestal wash hand basin, wc, fully tiled walls and access into the useful loft space
- Further benefits include double glazing, a gas-fired central heating system and the property was completely re-wired and re-plumbed approximately 5 years ago
- Offered with **no onward chain**

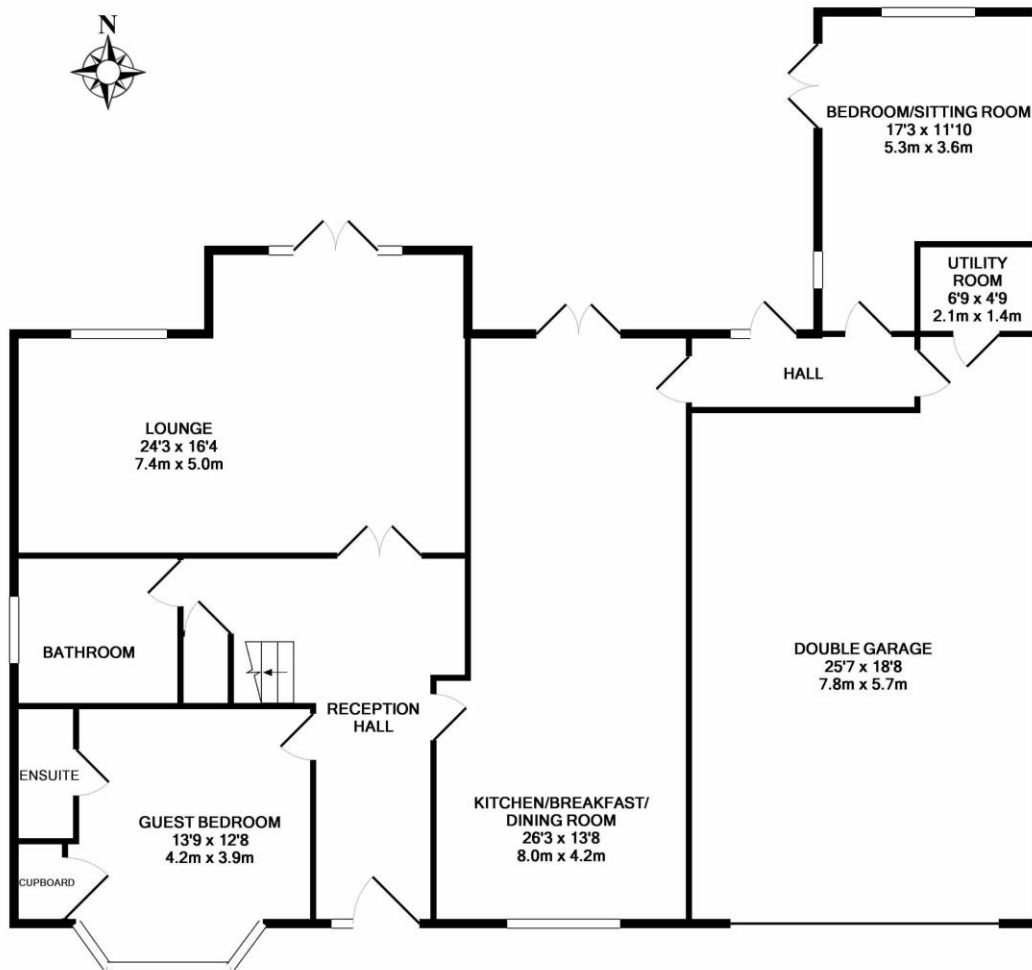
**COUNCIL TAX BAND: F**

**EPC RATING: E**

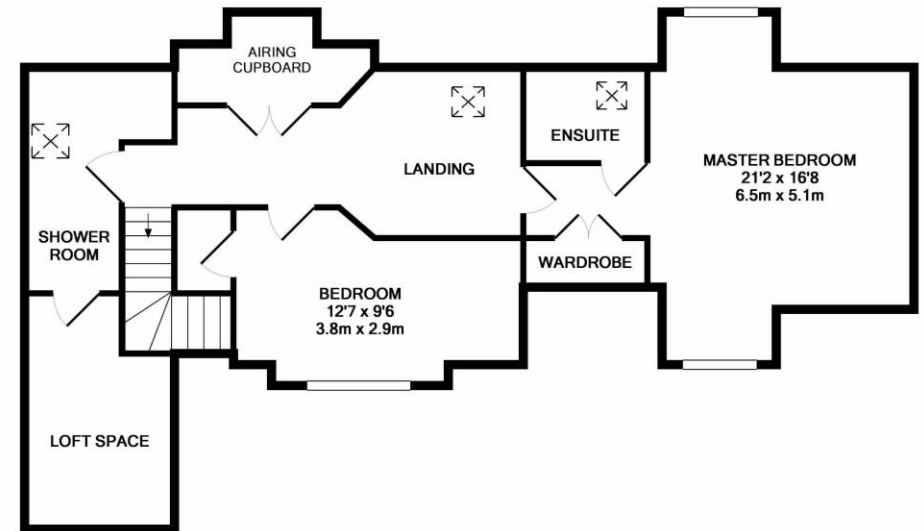








GROUND FLOOR  
APPROX. FLOOR  
AREA 2009 SQ.FT.  
(186.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 821 SQ.FT.  
(76.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2829 SQ.FT. (262.8 SQ.M.)

Whilst every attempt has 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 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

- **Rear garden** which is without doubt a superb feature of the property as it measures approximately 95ft x 70ft, offers an excellent degree of seclusion and has been recently landscaped
- Adjoining the rear of the property there is a large **Indian sandstone paved patio** area leading onto **two decked seating areas**
- Wide side gates and access on either side of the property
- The remainder of the garden is mainly laid to lawn with a useful timber storage shed at the far end
- An attractive brick front wall and pillars provide an impressive entrance to a block paved front driveway which provides off-road parking for several vehicles
- **Integral double garage** with a remote controlled roll up and over door, light, power, heating and a door leading directly into the property
- Good sized area of front lawn

There are a small selection of amenities at West Parley approximately 600 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre approximately 1.5 miles away. Ferndown enjoys a Championship golf course located on golf Links Road approximately 1 mile away.





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