

New Road

West Parley, Dorset, BH22 8EN



HEARNES

WHERE SERVICE COUNTS



“A simply stunning and beautifully finished family home over 3,000 sq ft, occupying a 1/3 acre plot”

FREEHOLD PRICE £780,000

This substantially enlarged and superbly appointed five double bedroom, one bathroom, one shower room, one en-suite detached family home is over 3,000 sq ft and sits proudly on a large and private plot measuring 1/3 of an acre, with a 95ft secluded rear garden, large detached garage and generous off-road parking for several vehicles.

This fantastic family home has been finished to an extremely high standard throughout. One room in the property which undoubtedly has the WOW factor is the 40ft kitchen/breakfast room/dining room/lounge offering a delightful outlook over the private landscaped 95ft rear garden. Also on the ground floor there are two additional reception rooms, whilst on the first floor there are five large bedrooms, a luxuriously appointed en-suite and a beautifully finished bathroom and shower room. No expense has been spared with the overall finish and an early viewing is strongly recommended for it to be fully appreciated.

Ground Floor:

- **Cloakroom** finished in a stylish white suite
- **40ft Kitchen/breakfast room/dining room/lounge** which undoubtedly has the WOW factor and has been cleverly zoned with integrated recessed ceiling lighting and Woodpecker flooring with underfloor heating continuing through this fantastic family and entertaining space.
- Hand built **kitchen** finished to an extremely high standard incorporating extensive quartz work surfaces, integrated lighting, quartz upstands and a central island unit also finished with quartz work surfaces that create a six seater breakfast bar, inset Franke sink with a boiling hot water and filter water tap, an excellent range of Neff integrated appliances to include two full size fridge/freezers, microwave with a warming drawer, two slide and hide Neff ovens, dishwasher and Nikola Tesla induction hob with downdraft extractor and two touch sensitive automatic hinged wall-mounted cupboards.
- **Dining area** with large double glazed sliding patio doors opening to offer uninterrupted views over the private rear garden
- **Lounge area** enjoying a dual aspect with 'Dru' log effect remote control fire with a quartz hearth, creating a fantastic focal point
- Large **utility room** with a boiler cupboard, sink, plumbing for a washing machine and a door leading outside
- Dual aspect **snug** with a feature fireplace
- **Office** enjoying a pleasant outlook over the front garden

First Floor:

- Impressive 23ft landing
- 23ft **Master bedroom** with a vaulted ceiling, enjoying a pleasant outlook over the rear garden
- **En-suite shower room** sumptuously appointed to incorporate an oversized multi-jetted shower cubicle, super-sized chrome raindrop shower head with separate shower attachment, wall-mounted wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- Luxuriously appointed spacious **family bathroom/shower room** incorporating a large shower cubicle with oversized chrome raindrop shower head and massager, separate shower attachment, Jacuzzi spa bath with waterfall tap and an integrated TV, wash hand basin with vanity storage beneath, remote control Velux window, fully tiled walls and flooring
- **Four further double bedrooms**, with the third bedroom having steps which give access to a **play area/storage area**
- Beautifully finished **family shower room** incorporating an oversized multi-jetted shower cubicle with super-sized chrome raindrop shower head, separate shower attachment, WC, wall-mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Further benefits include double glazing with foil wrap on all windows, a newly installed and pressurised gas-fired central heating system
- Could be offered with **no onward chain**

COUNCIL TAX BAND: E

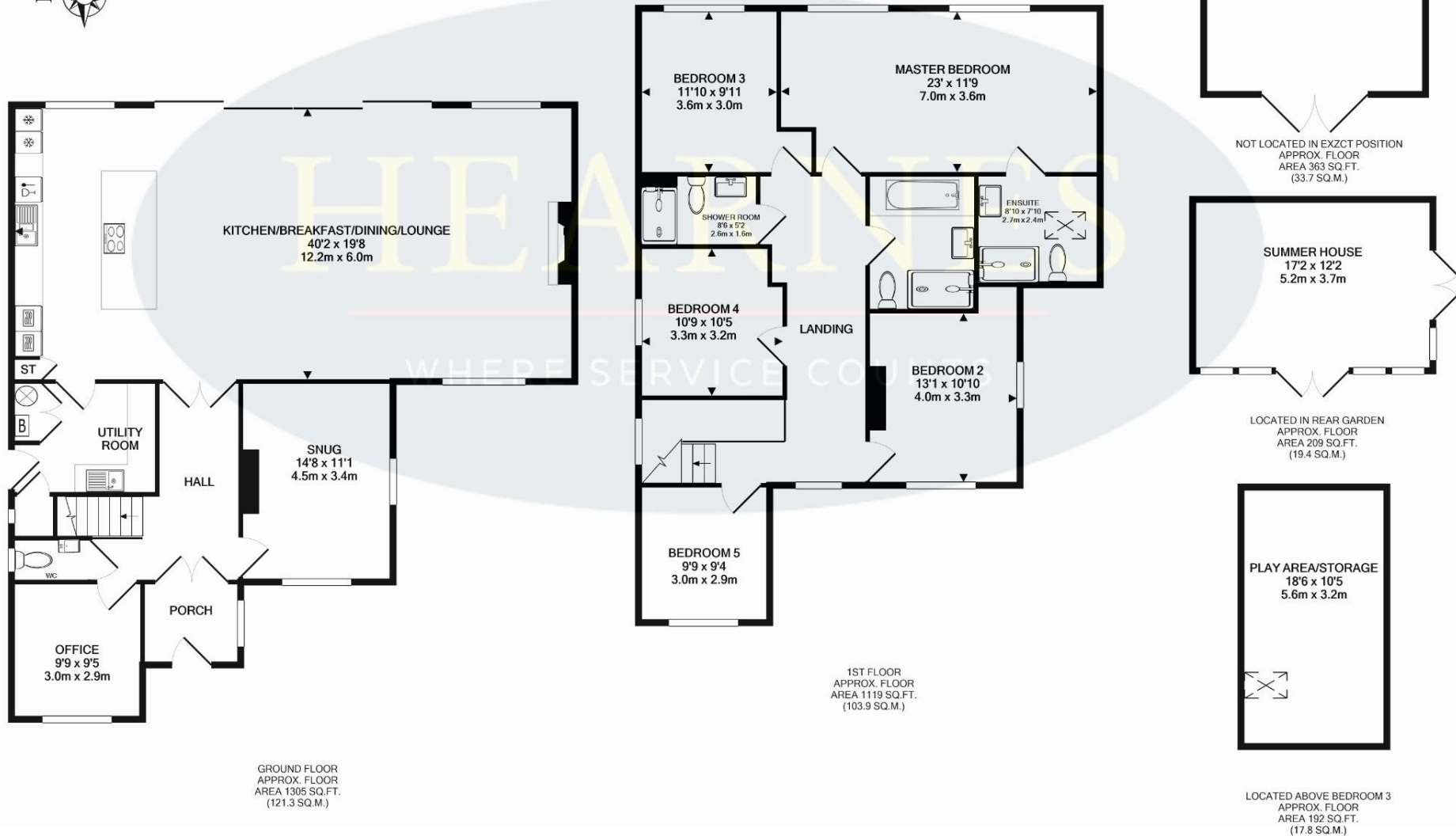
EPC RATING: C





TOTAL APPROX. FLOOR AREA 3188 SQ.FT. (296.2 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- **Superb rear garden** measuring approximately 95ft x 75ft, has been landscaped and offers an excellent degree of seclusion
- Extending the full width of the property there is a raised paved patio area finished with porcelain outdoor non-slip tiles and steps which lead down to a large expanse of lawn
- Located down one side of the property there is a graveled side storage area
- At the far end of the garden there is a paved patio with a **summer house** that has light and power
- In the far right hand corner of the garden there is a **wood chipped play area** and a useful timber shed
- Double wooden gates open onto a graveled in and out driveway (Power cables are in place for the gates to be converted into electric)
- Front graveled driveway providing generous **off-road parking** for several vehicles and a side driveway providing additional parking which leads to a large garage
- 22ft **Garage** with light, power and double wooden doors

There are a small selection of amenities at West Parley approximately 300 metres away. Ferndown town centre is located approximately 1.5 miles away and offers an excellent range of shopping, leisure and recreational facilities. Ferndown also enjoys a Championship Golf Course on Golf Links Road less than 1.5 miles away.



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