



HEARNES
WHERE SERVICE COUNTS

**New Road, West Parley,
Ferndown, Dorset, BH22 8EL**

FREEHOLD

Guide Price £375,000

“A rarely available detached bungalow with a 200ft secluded garden backing onto fields”

This superbly positioned and generous sized two double bedroom, two reception room detached bungalow occupies a secluded plot measuring 0.29 of an acre, backing onto farmland, with a detached garage, various outbuildings, driveway and car port.

Moles End is a superbly positioned bungalow enjoying a sought-after location within West Parley. The property does require updating, however has an enormous amount of scope and potential to be enlarged and enhanced subject to the necessary planning consents. An early viewing strongly recommended.

- **Two double bedroom detached bungalow**
- Entrance **porch**
- Entrance **hall**
- **Dual aspect lounge** with gas fire and exposed brick fireplace
- **Dining room** with window to the side aspect, airing cupboard, gas fire, and a door into the kitchen/breakfast room
- **Kitchen/breakfast room** incorporating work surfaces, base and wall units, recess for cooker, recess and plumbing for washing machine, larder cupboard, storage cupboard, window overlooking the rear garden, space for breakfast table and chairs, door leading to a covered pathway and door into the conservatory
- **Conservatory** with radiator and a pleasant outlook over the rear garden
- **Bedroom one** is a large double bedroom with fitted wardrobes
- **Bedroom two** is also a double bedroom again with fitted wardrobes
- **Family bathroom** incorporating a panelled bath with mixer taps, pedestal wash-hand-basin and W/C

- The **rear garden** is without a doubt a superb feature of the property, offers an excellent degree of seclusion, backs onto farmland and measures approximately 200ft x 45ft. The immediate area of garden is laid to lawn with a pond and greenhouse. There is a further area of lawn. The **far end of the garden** has an **orchard**, it is particularly overgrown and is enclosed by mature shrubs and fencing
- Small area of lawned **front garden**
- **Side driveway** leading up to a detached **single garage** positioned within the garden
- Behind the garage there is a **shed and large outbuilding**
- The **side driveway** provides generous **off-road parking** for numerous vehicles and in turn leads up to a **car port**. The driveway continues down to a **detached single garage** which has double wooden doors

- **Further benefits** include a gas-fired central heating system.
- The property is offered with **no onward chain**

There is a small selection of amenities at West Parley approximately 700 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2 miles away.

COUNCIL TAX BAND: D

EPC RATING: F

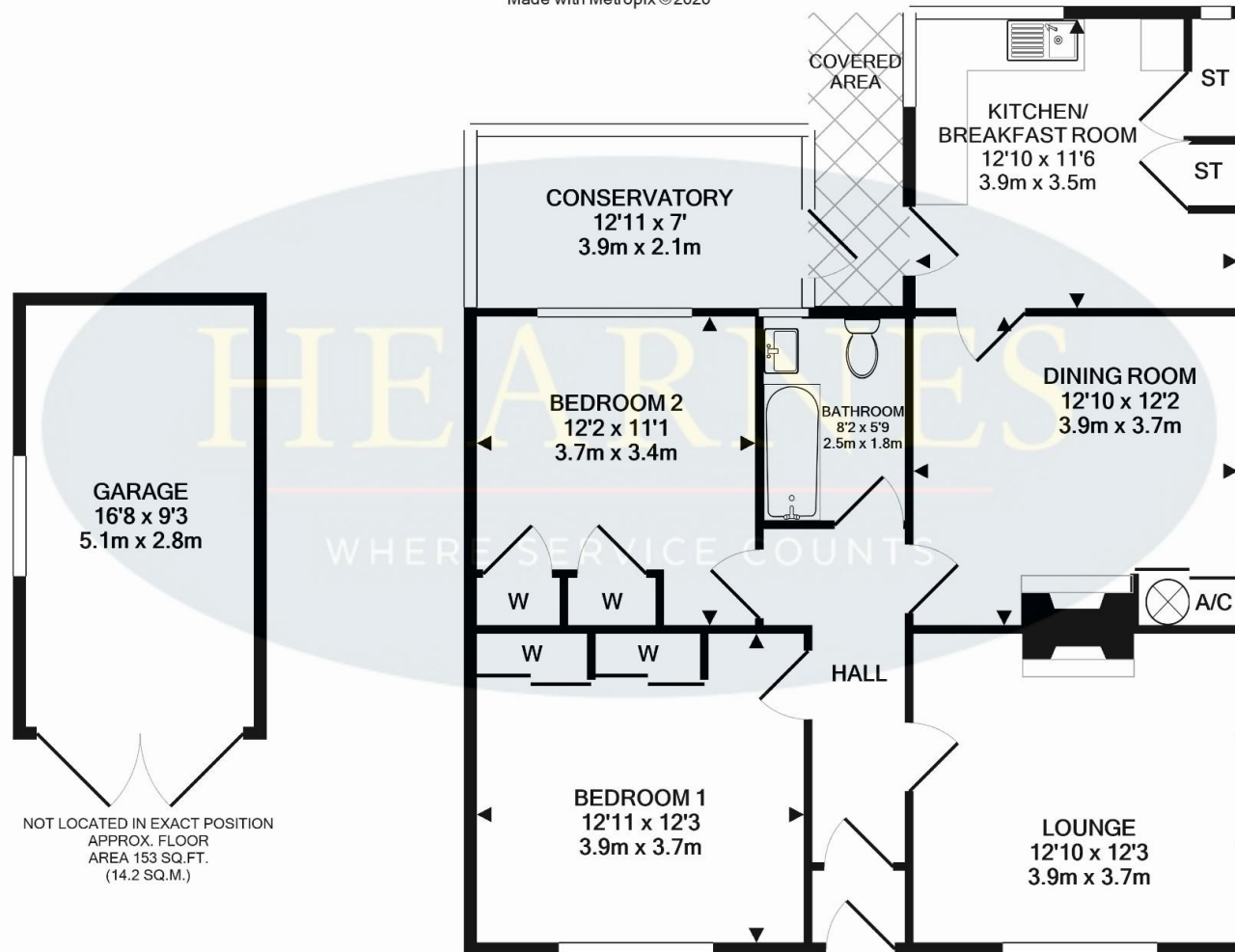
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.4 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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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 153 SQ.FT.
(14.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 960 SQ.FT.
(89.2 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

