



HEARNES

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**Chine Walk
West Parley, Dorset BH22 8PT**

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FREEHOLD PRICE £750,000

An impeccably presented and extremely spacious three/four double bedroom, three bathroom detached split level house, with a 21ft conservatory, beautifully kept west facing and private rear garden, a heated swimming pool, double garage and generous off-road parking. Sitting proudly on a private plot measuring in excess of ¼ of an acre, whilst enjoying a sought after location within West Parley.

The hub of the house and a room which undoubtedly has the WOW factor is a 25ft x 19ft open plan kitchen/breakfast room/dining room. The dining room has double glazed bi-fold doors offering glorious views over the rear garden and leading out to a decked seating area, as well as double glazed sliding patio doors which open through into a 21ft conservatory. An attractive focal point of the dining area is a wood burning stove set on a glass hearth. Wood effect Amtico flooring continues through into a stunning kitchen /breakfast room which has been installed by 'Kitchen Elegance' and has been beautifully finished with Venetian gold granite work surfaces and upstands and a central island unit also finished in granite, which continues round to form a breakfast bar with an inset sink. The kitchen has an excellent range of integrated Neff appliances to include an induction hob with extractor hood above, self-cleaning oven and combination oven, warming drawer, full height fridge, dishwasher and freezer. Double glazed sliding patio doors lead out to the conservatory. This area of the property is a fantastic family and entertaining space. The lounge is an impressive 22ft dual aspect reception room which has a large double glazed picture window overlooking the front garden and double glazed sliding patio doors leading out to the conservatory. An attractive focal point of the room is a wood burning stove, with a Portuguese limestone surround and hearth. A 21ft conservatory enjoys fantastic views over the rear garden, has a polished porcelain tiled floor and a radiator allowing for this room to be used all year round. Also on the ground floor there is a study/fourth bedroom and a 22ft x 20ft reception hall, with stairs leading up to the first floor accommodation and a further set of stairs leading down to the lower ground floor, where there is a large shower room and a large laundry room which has access out to the rear garden.

On the first floor there are three large double bedrooms, the master bedroom measures 18ft in length, has two fitted double wardrobes and has the use of a particularly spacious en-suite bathroom which incorporates a panelled bath with mixer taps and shower hose, low level wc, a wall mounted wash hand basin and a tiled floor. There are two further double bedrooms on the first floor which have the use of a luxuriously appointed family bathroom/shower room, which is also particularly spacious and incorporates a separate shower cubicle, a panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath low level wc, a polished porcelain tiled floor and fully tiled walls.

The rear garden is a particular feature of the property as it faces a westerly aspect, is beautifully kept and measures approximately 75ft x 75ft. Adjacent to the rear of the property there is a timber decked seating area, with steps leading down onto an immaculately kept lawn which is surrounded by well-stocked shrub borders and flower beds. There is a 40ft heated swimming pool which has a newly installed air source heat pump. The pool area is surrounded by a paved patio area, offers an excellent degree of seclusion and steps lead down to a further area of paved patio where there is a summer house. At the far end of the garden there is a wood store, a timber storage shed and a seating area which provides an excellent space to relax and enjoy this beautiful garden and its peaceful surroundings.

There is a large area of front lawn which is bordered by well-stocked flower beds. A block paved driveway provides generous off-road parking and in turn leads up to an integral double garage. The garage has a remote control up and over door, light, power and a door giving access into the lower ground floor accommodation.

Further benefits include double glazing, replacement UPVC fascias and soffits and a gas-fired central heating system.

Ferndown has a Championship golf course located on Golf Links Road less than 1 mile away. Ferndown's town centre is less than 1.5 miles away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: G

EPC RATING: E

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.





"DoubleClick Insert FloorPlan"





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