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**New Road, West Parley
Dorset BH22 8EN**

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FREEHOLD PRICE £625,000

An extremely well-maintained and tastefully modernised four double bedroom, two bathroom, three reception room detached family house with a 100ft private rear garden, generous off-road parking for several vehicles and a large detached garage.

This most attractive and character family home offers well-planned and deceptively spacious accommodation. On entering the property, you are immediately greeted with a large entrance porch which in turn leads through into a traditional entrance hall. A spacious first floor landing gives access through to the master bedroom, which is a large double bedroom enjoying an impressive view over the rear garden and french doors lead onto a large balcony with an iron balustrade. The en-suite bathroom is fully tiled incorporating a double width shower cubicle, bath, wash hand basin with a vanity unit below and a chrome heated towel rail. Also on the first floor there are three further excellent sized double bedrooms, serviced by an extremely large family bathroom which fully tiled and finished in a heritage white suite, incorporating a paneled bath, shower cubicle, low level wc, heated towel rail and wash hand basin with vanity unit below.

The kitchen/breakfast room is a superb hub of the home and has a gas powered AGA (subject to separate negotiation), as well as an eye level double oven, dishwasher, fridge, recess for an American style fridge/freezer and a triple aspect offering a pleasant outlook over the private rear garden. The kitchen area is open plan with the breakfast area, has an integrated breakfast table with seating and a door leading through to the utility room. The utility has additional wall and base units, with a sink and space for white goods. There is a 22ft, dual aspect lounge which has double glazed French doors leading into the garden and patio area. An attractive focal point of the room is the wood burner positioned on a slate hearth. Also on the ground floor is a generous sized dining room and a good size study.

The rear garden offers an excellent degree of seclusion, measures approximately 100ft in length and is fully enclosed by mature shrubs and fencing. Adjacent to the rear of the property there is a secluded and large Indian sandstone paved patio area which leads to a large area of lawn.

A wooden gate opens onto a gravel driveway which provides generous off-road parking for several vehicles. A side driveway leads down to a detached four car garage.

The detached garage is an excellent asset to the property and has a metal up and over door, light and power.

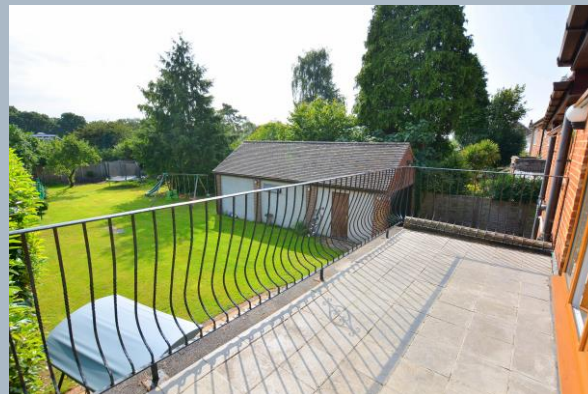
Further benefits include double glazing and a gas fired central heating system.

There is a small selection of amenities located in West Parley approximately 200 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre located approximately 1.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: C

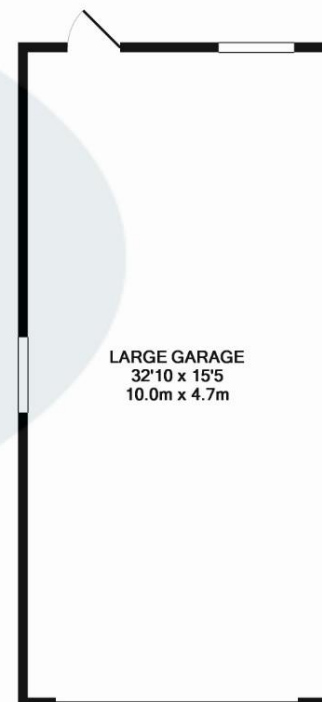
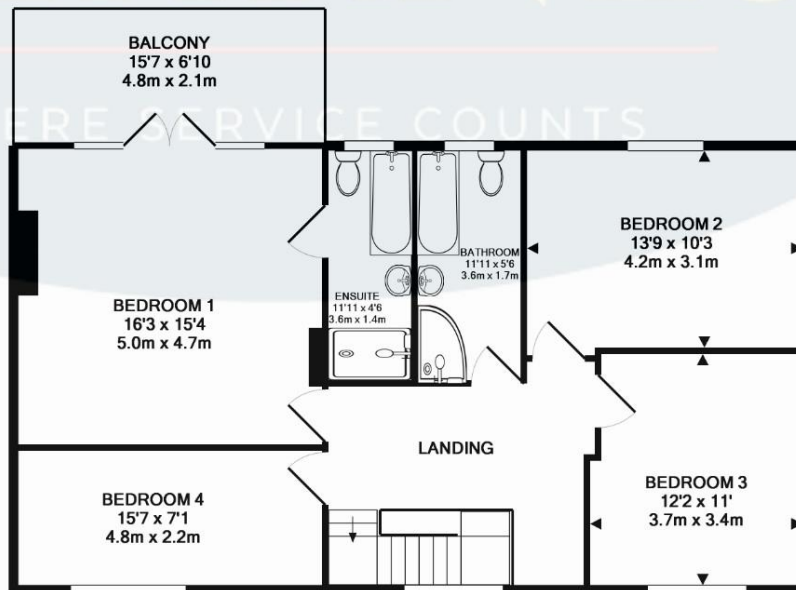
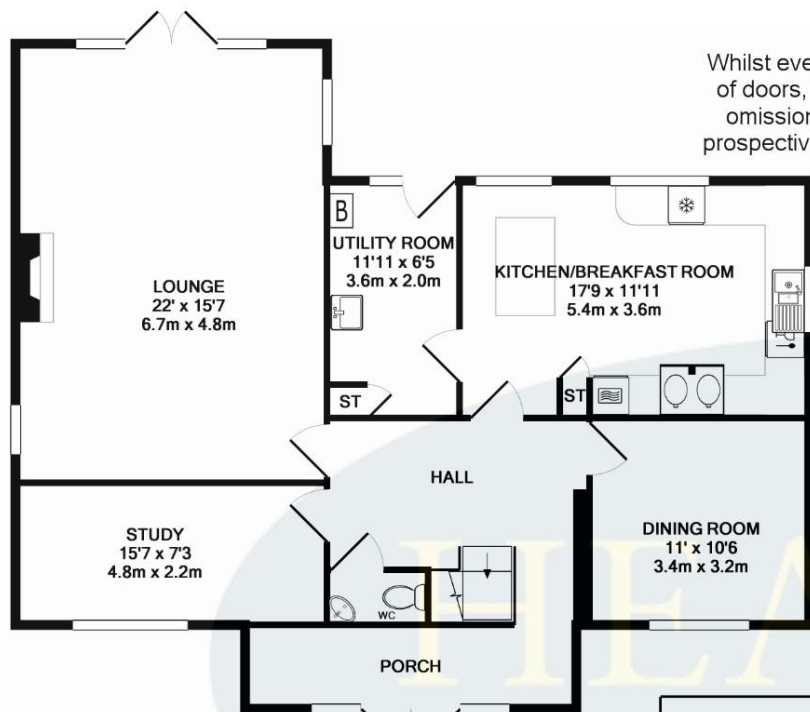
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 2543 SQ.FT. (236.2 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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LOCATED IN REAR GARDEN
 APPROX. FLOOR AREA 505 SQ.FT. (46.9 SQ.M.)





www.hearnes.com

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