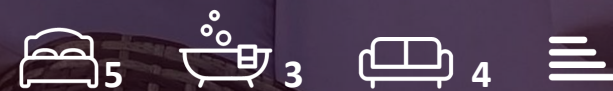




8 Ridgeway

West Parley, Ferndown, BH22 8TU

Asking price £775,000



8 Ridgeway
West Parley, Ferndown, BH22 8TU

HIGHLY RECOMMENDED FOR MULTI
GENERATIONAL USE

SITUATED in the charming Ridgeway,
WEST PARLEY, FERNDOWN, this
DETACHED PROPERTY is a true gem
waiting to be discovered.
Boasting 5 BEDROOMS, 4 RECEPTION
ROOMS and 4 BATHROOMS spread
across its spacious layout, this property
offers ample space for a growing family.

Upon entering, you are greeted by a sense
of GRANDEUR and SOPHISTICATION,
thanks to the impressive REMODELLING
carried out by the current owners. The
attention to detail is evident throughout,
making this residence a truly magnificent
family home and PERFECT FOR
ENTERTAINING.

One of the standout features of this
property is the generous frontage, allowing
for off-road parking for multiple vehicles via
the carrousel driveway. As you approach
the house through the twin electric gates,
you are met with a sense of exclusivity and
privacy.

The outdoor spaces of this property are
equally impressive, with a beautifully
landscaped rear garden. Here, you will find
a large garden room/home office that is
sure to cater to all your needs. This
additional space currently comprises two
double bedrooms, each with walk-in
wardrobes/Dressing Rooms, a modern
Shower Room, and an open-plan
Living/Kitchen area.

To truly grasp the size and quality of this
property, an internal viewing is highly
recommended. Don't miss this opportunity
to own a home that seamlessly combines
luxury, comfort, and style. Contact The St
Quintin Property Group today to arrange a
viewing and step into your dream home in
West Parley.





Office/Multi purpose room.Kitchen/Breakfast Room
4.91m x 4.82m (16' 1" x 15' 10") Contemporary Kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over, center isle with a variety of storage cupboards, Amtico flooring, feature radiator, twin Neff ovens, coved and smooth plastered ceiling, integrated fridge and freezer, Vren sink unit with mixer tap, front aspect double glazed window, Neff hob with integrated CDA extractor hood over, integrated dishwasher, double doors to the Family Room, door to Utility Room.

Utility Room
2.35m x 1.93m (7' 9" x 6' 4") Housing the washing machine and tumble dryer, wall mounted boiler serving domestic hot water and central heating systems, under stairs storage area housing an Ariston pressurised hot water cylinder, continuation of Amtico flooring.

Ground Floor WC
Close coupled WC, wall mounted wash hand basin with mixer tap, part tiled walls, circular front aspect window, tiled floor.



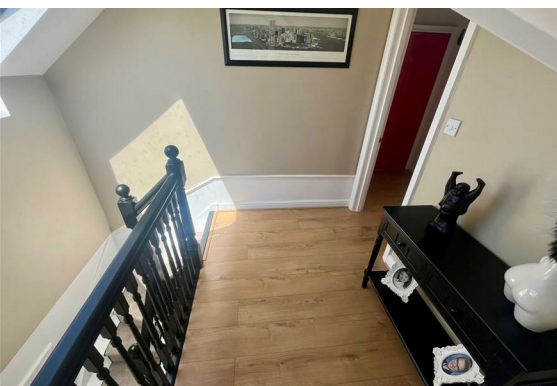
Formal Sitting Room
6.42m x 4.81m (21' 1" x 15' 9") Continuation of oak flooring, rear aspect double glazed patio doors giving access through to the Rear Garden, provision for wall mounted TV, wall mounted living flame gas fire, radiator, side aspect double glazed window, two ceiling light points, coved ceiling, power points.

Bedroom One
4.92m x 3.81m (16' 2" x 12' 6") Spacious double room, rear aspect double glazed window, radiator, power points, wall to wall fitted wardrobes providing ample hanging space and shelving for storage.

Bedroom Two
3.94m x 3.34m (12' 11" x 10' 11") Spacious double room, continuation of oak flooring, side aspect double glazed window, radiator, power points, coved and smooth plastered ceiling, ceiling light point.

Principal Bathroom
2.99m x 2.86m (9' 10" x 9' 5") Generous four piece Bathroom suite comprising of an oversized bath with mixer tap, tiled surround, oversized wash hand basin with vanity cupboard beneath, close coupled WC, corner tiled shower cubicle with thermostatic shower unit, chrome heated towel rail, tiled floor, sky light, ceiling light point.

En-Suite 2
Close coupled WC, pedestal wash hand basin with mixer tap.



Viewing

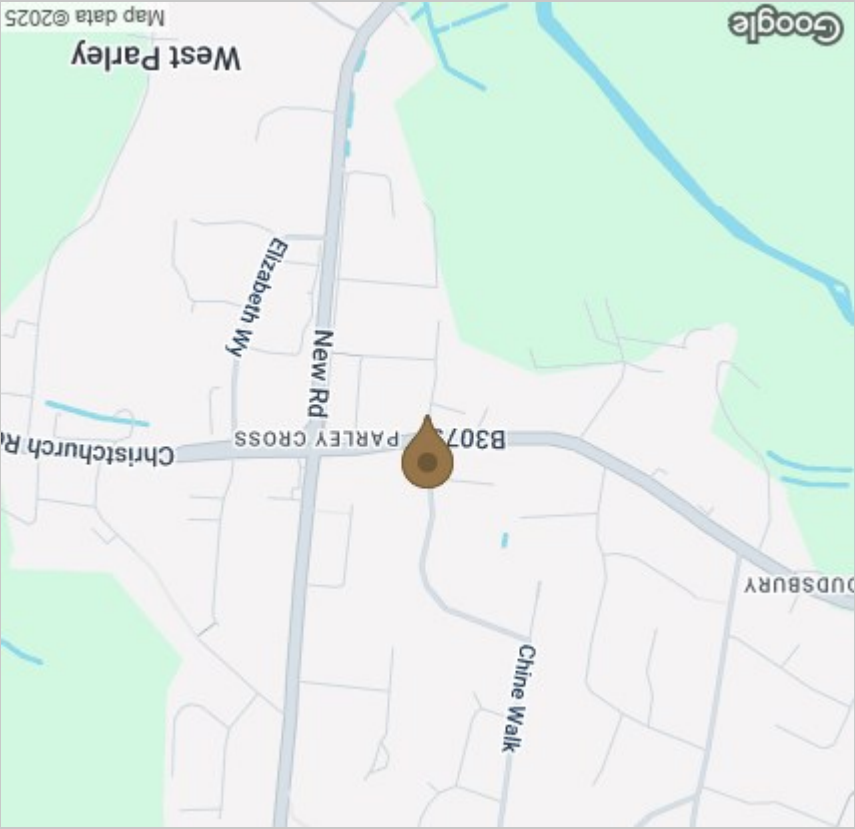
Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

Best view although has been made to ensure the accuracy of the drawings (measured twice, rechecked of once, windows, doors and any other items was approved and is shown as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with a laser level.

TOTAL FLOOR AREA: 3100 sq ft (287.0 sq m) approx.



Area Map



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(91-95)
	B	(81-90)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	Potential	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.