



**Connells**

Oakland Walk  
West Parley Ferndown





## Property Description

Connells of Ferndown are excited and proud to have been entrusted with instructions to offer this rarely available cottage style detached property in West Parley. The property is located in a sought after cul-de-sac occupying a super plot and is the only house on that side of the road. Briefly the accommodation comprises: Sitting Room with a wood burning stove, Dining Room or Bedroom 4, Kitchen / Breakfast room, Conservatory and Cloakroom on the ground floor while upstairs there are 3 Bedrooms and a Family Shower Room. Outside there is separate Office or Games Room and a Detached Garage. The plot and private gardens extend to about a quarter acre and are mainly South Westerly in aspect.

### Entrance

Leaded light secure double glazed front door to the:

### Entrance Hall

Coving to ceiling. Double panel radiator. Staircase to the first floor. Panel door leads to the:

### Sitting Room

22' 1" x 13' 11" ( 6.73m x 4.24m )

A triple aspect room with double glazed leaded light bow window to the front aspect and double glazed windows to the rear aspect with double glazed French doors leading to the conservatory. Coving to ceiling. Four wall light points. Feature brick built fireplace with brick hearth and fitted wood burning stove. Two double panel radiators.

### Conservatory

9' 4" x 13' 8" ( 2.84m x 4.17m )

Triple aspect room with double glazed windows to both sides and rear aspect and double glazed French doors to the patio and garden.

### Dining Room

12' 1" x 10' plus door recess ( 3.68m x 3.05m plus door recess )

Dining Room or Bedroom 4. Double glazed leaded light bow window to the front aspect. Coving to ceiling. Radiator.

### Kitchen / Breakfast Room

20' 1" x 9' 7" ( 6.12m x 2.92m )

A double aspect room with double glazed window to the rear aspect and double glazed window and double glazed door to the side aspect. Additional double glazed French doors and window to the rear aspect in the breakfast area. Coving to ceiling. Built-in pantry cupboard. The kitchen is fitted with a matching range of wall and base cabinets providing cupboard and drawer space with roll edge work-tops over. Inset 1½ bowl composite sink unit with swan neck mixer tap. Inset four burner ceramic hob with pull out extractor over. Built-in multi function eye level electric double oven. Space and plumbing for a dishwasher. Space and plumbing for a washing machine and further appliance space. Ceramic tiled splashbacks.



## Downstairs Cloakroom

Obscure double glazed window to the front aspect. The cloakroom is fitted with a two piece white suite comprising in-vanity wash hand basin with cupboard under and concealed flush low level WC. Coving to ceiling. Ceramic tiled flooring. Space for cloaks.

## Landing

Staircase to first floor landing. Access to loft via loft hatch.

## Bedroom 1

12' 4" x 12' 10" extending to 17' 11" at the dormers ( 3.76m x 3.91m extending to 5.46m at the dormers )

A double aspect room with leaded light double glazed windows to the front and rear aspect. Dado rail. Radiator.

## Bedroom 2

10' 2" x 12' 11" extending to 17' 11" at the dormers ( 3.10m x 3.94m extending to 5.46m at the dormers )

A double aspect room with leaded light double glazed window to the front and rear aspects. Double panel radiator. Built-in triple wardrobe cupboard providing shelf and hanging space.

## Bedroom 3

10' x 6' 2" ( 3.05m x 1.88m )

Double glazed leaded light window to the front aspect. Radiator. Built-in wardrobe cupboard providing shelf and hanging space.

## Family Shower Room

Obscure double glazed window to the rear aspect. Fitted with a three piece white suite comprising double shower enclosure with sliding glass screen and wall mounted thermostatic shower. Pedestal wash hand basin and close coupled WC. Ceramic tiling

to the principal areas. Ladder style towel radiator and airing cupboard fitted with slatted shelves. Wall mounted gas fired boiler by Worcester Bosch and fitted hot water cylinder.

## Office Or Games Room

14' 8" x 10' 10" ( 4.47m x 3.30m )

To the rear of the garage and accessed from the side terrace there is an Office / Games Room or similar. Double glazed window and a double glazed door to the side aspect. Coving to ceiling. Numerous power points.

## Outside

To the front, the property is approached via Tarmac driveway and 5-bar gate which leads to the detached garage. The plot is enclosed by fencing and mature trees and shrubs and extends to about a quarter acre. There is a brick archway leading to the side of the property separating the garage and the main house. A significant feature of the property is the secluded parkland style gardens which are mainly laid to level lawns with inset beds bordering the property. The beds are well stocked with a wide variety of mature shrubs, plants and specimen trees. There is greenhouse and a patio to the rear of the property and there is a timber built cabin/shed.

## Detached Double Garage

18' 10" x 15' 8" ( 5.74m x 4.78m )

Remotely controlled electric up and over door. Window to the side aspect. Power and light. The garage also has a boarded loft with a retractable loft ladder.

## Timber Built Cabin

19' 6" x 7' 6" ( 5.94m x 2.29m )

Double glazed window to the front aspect. Timber plywood flooring.



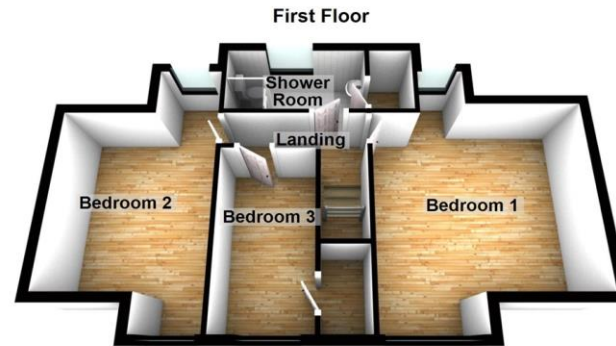
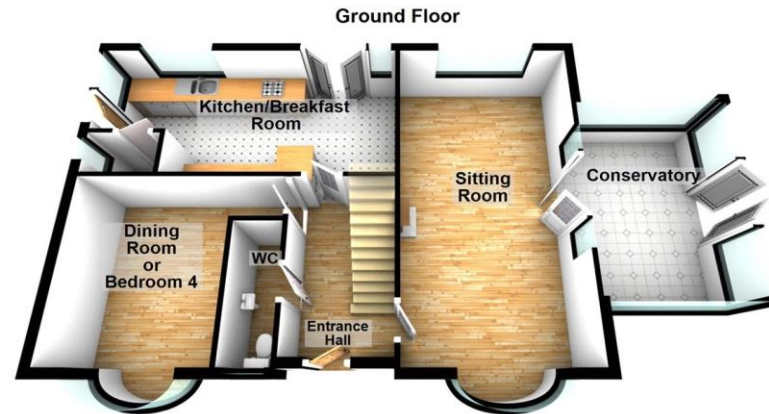












Total area: approx. 129.8 sq. metres (1397.0 sq. feet)

To view this property please contact Connells on

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**EPC Rating: D**

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Tenure: Freehold



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