



Individual 3-Bedroom Chalet Bungalow in Secluded Village Centre Location

Tenure: Freehold

Approx 114 sq meters (1227 sq ft)

Wisteria Villa, Pine Grove, 112 Station Road,
West Moors, Ferndown, Dorset. BH22 0JA

Price £500,000

- Entrance Hall & Cloakroom
- Fitted Kitchen & Utility Room
- Large Lounge
- Spacious Conservatory
- Master Bedroom with En-Suite & Balcony (1st floor)
- Bedroom 2 with En-Suite Shower (ground floor)
- Bedroom 3/Office (ground floor)
- Internal GARAGE & Off-Road Parking
- Beautiful Landscaped Garden
- Gas Central heating & PVCu Double-Glazing

An individual 3-bedroom chalet bungalow built circa 2008 to an extremely high specification, with beautiful landscaped rear garden, in a quiet location having no immediate neighbours yet within the heart of West Moors Village Centre, with shops & services close to hand. A short walk from protected forestry land, managed by The National Trust. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest.

The house has many additional features which give it a special quality such as egg and dart cornice in all principle rooms along with decorative plaster ceiling rosettes above the light fittings. The property has an interesting internal design with all the living space backing onto a wonderful landscaped garden. This unique chalet bungalow has to be viewed to be fully appreciated.

Approximate Room Dimensions & Brief Description:

- **Spacious Entrance Hall:** Double doors to lounge. Central heating control. Storage cupboard. Stairway with stair lift fitted to first floor.
- **Cloakroom:** Extra wide doorway giving wheelchair access. Vanity wash basin with cupboards below, WC & Bidet.
- **Lounge:** Feature fireplace of Portuguese marble having gas fire fitted with remote lighting system and two levels of heating (untested). Built-in floor to ceiling white display unit made by Select Interiors. Opening to:-
- **Conservatory:** Double doors to garden. Fitted storage cupboards.
- **Kitchen:** Good range of floor and wall cupboards including pan drawers. Tall larder cupboard. Built-in double electric oven & microwave. Ceramic hob with extractor fan over. Double stainless steel sink unit. Granite worktops. Inset spot lights.
- **Utility Room:** Granite worktop with cupboards below and stainless steel sink unit. Integrated washer and dryer (untested). Valiant gas fired boiler serving central heating system and hot water (untested). Door to integral garage. Door to rear garden.
- **Bedroom 2:** Window to rear aspect.
- **En-Suite Shower Room:** Fully tiled. Corner shower cubicle with electric shower fitted (untested). Vanity wash basin. Extractor fan. Chrome heated towel rail.
- **Bedroom 3/Office:** Fitted out as a library/study with built in light oak bookshelves & cupboards below, built by Select Interiors.
- **FIRST FLOOR**
- **Landing:** Deep storage cupboard.
- **Master Bedroom:** Built-in wardrobe & storage recess. Door to balcony.
- **En Suite Shower Room:** Fully tiled. Large shower cubicle. Vanity wash basin with cupboards below. Chrome heated towel rail.
- **Gas Central Heating (system untested). PVCu Double-Glazing. Insulated throughout.**
- **The Front Garden is bordered by low hedging, shrubs and evergreens. Path leading to the front door. Driveway providing off-road parking and leading to the:-**
- **Integral Garage:** Electrically operated roll-up door. Door to utility room.
- **Rear Garden:** Landscaped and fully planted up with mature shrubs and trees and requires little maintenance. There are two areas of paved patio with the remainder being laid to lawn and having an arch walkway leading to a garden bench. A small greenhouse in the corner of the garden ready for a keen gardener.
- **Council Tax Band 'E' EPC Rating: 'C'**



Kitchen



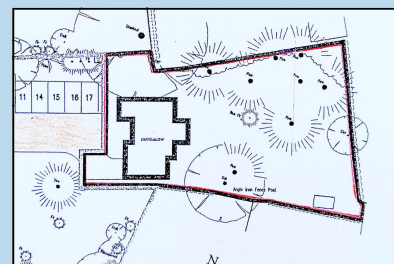
Lounge



Kitchen



Utility Room



Plot Plan for identification purposes only

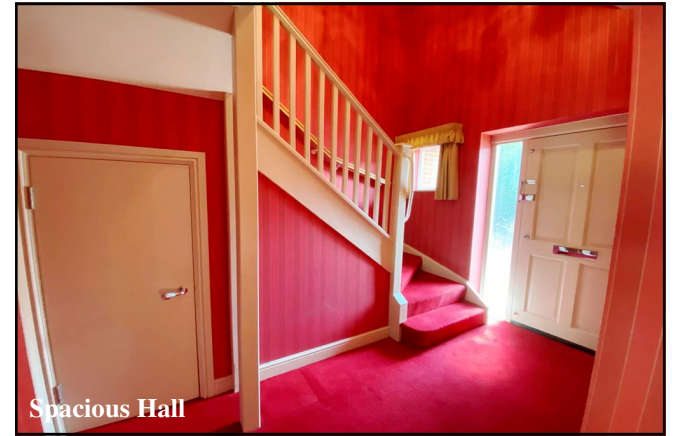




Conservatory



Lounge/Conservatory



Spacious Hall



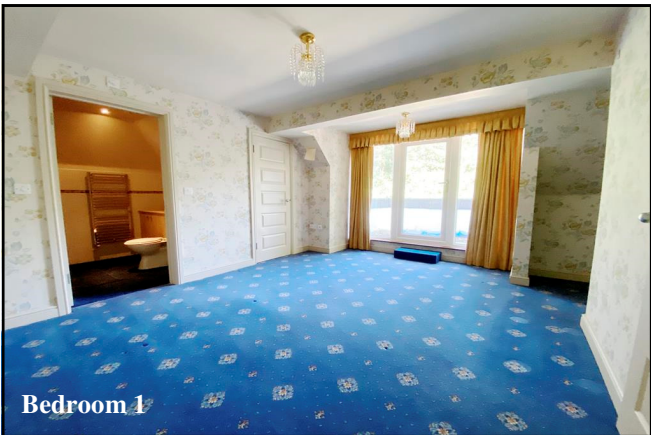
Bedroom 2



En-Suite Shower Room



Bedroom3/Office



Bedroom 1



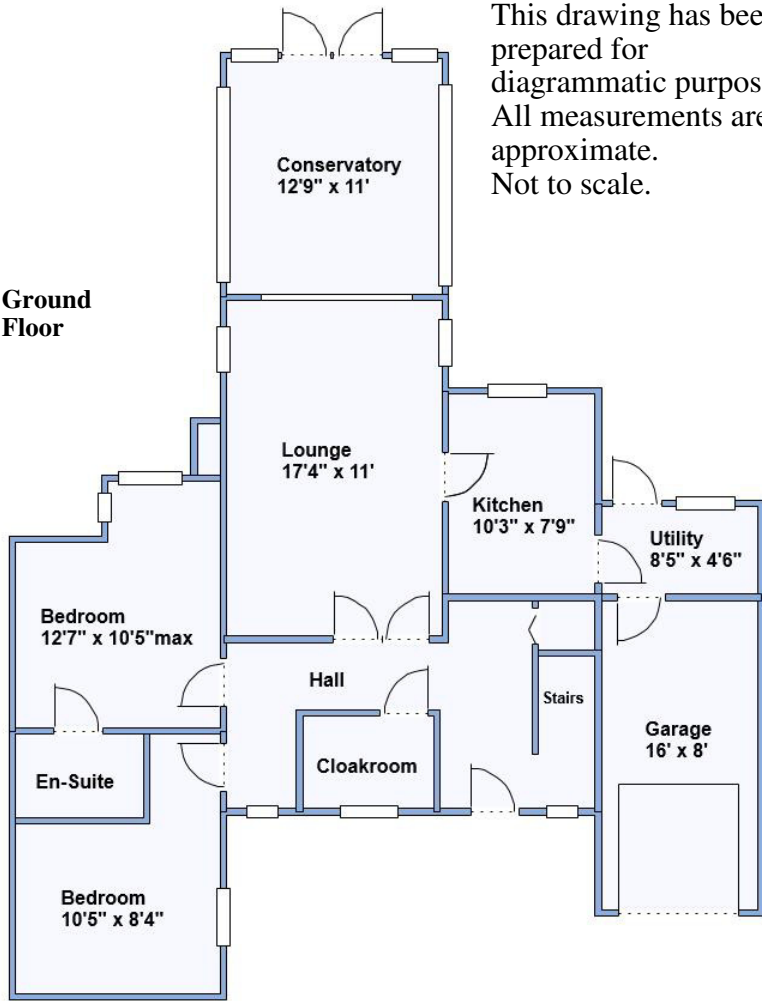
Bedroom 1 with door to Balcony



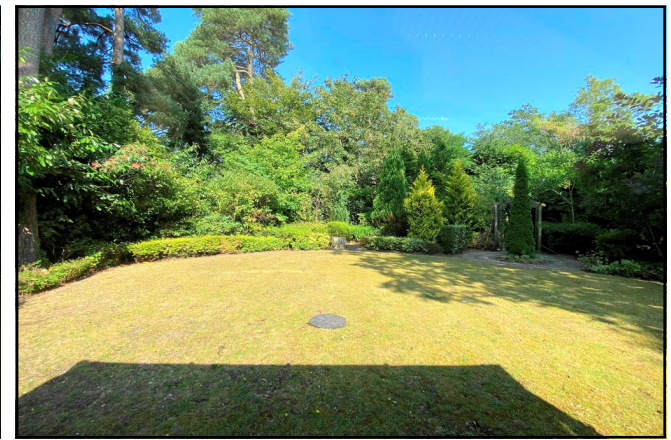
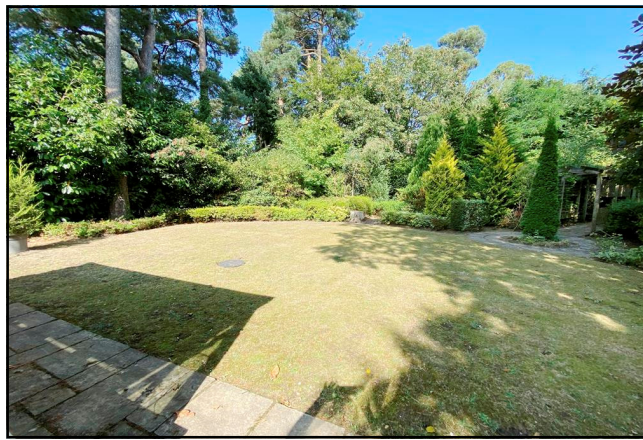
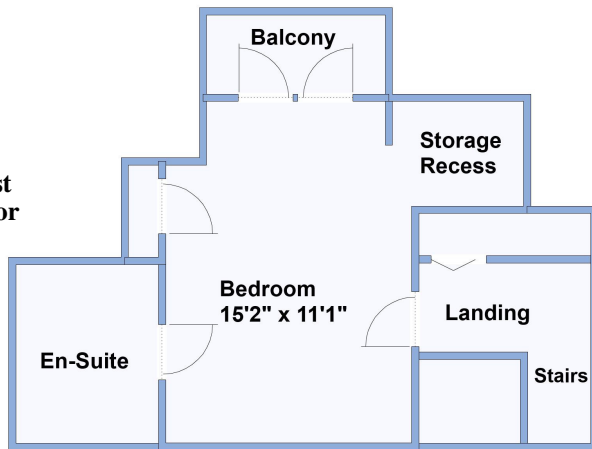
En-Suite Shower Room

This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.

Ground Floor



First Floor



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04833