



HIVE



47 CHINE WALK  
FERNDOWN  
BH22 8PR

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*Agent's introduction*

Discover refined living in this unique four/five bedroom detached residence, perfectly positioned on one of West Parley's most prestigious roads.



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## *Property highlights*

- Unique four/five bedroom detached home in prestigious West Parley location
- Over 2,000 sq. ft. of stylish, flexible living space
- Light-filled living room with lantern roof and bi-fold doors
- Cosy snug with log burner and garden access
- Contemporary open-plan kitchen with central island
- Ground-floor guest suite with luxury en-suite
- Stunning principal suite with high spec en-suite
- Oversized detached garage plus extensive driveway parking with gated access and EV Point
- Landscaped westerly garden with detached garden room for entertaining or relaxing
- Prime residential road close to golf, beaches, top schools and transport links



# Floor plan and EPC

Approx Gross Internal Area  
214 sq m / 2299 sq ft



Ground Floor  
Approx 121 sq m / 1301 sq ft

First Floor  
Approx 74 sq m / 795 sq ft

Garage  
Approx 19 sq m / 203 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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