



house & son



## HOUSE & SON

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This superbly presented detached bungalow is set within a quiet residential road in the highly sought-after area of West Parley, surrounded by similar quality homes and offering an excellent blend of space, versatility and convenience.

Perfectly positioned, the property is within easy reach of the West Parley shopping parade, regular bus routes to Ferndown and Wimborne, Bournemouth Airport, and the A31, providing direct links to Bournemouth and Southampton. A wide range of local amenities, well-regarded schools and scenic countryside walks across Dorset are also close by.

Internally, the accommodation has been carefully maintained and offers highly flexible living, with the option of two or three bedrooms depending on requirements. A welcoming entrance hall with a large storage cupboard sets the tone, leading into a generous dual aspect living room, where a Purbeck stone mantel provides a charming focal point. An archway seamlessly connects this space to the dining area, creating a sociable and well-proportioned layout that works beautifully for both everyday living and entertaining.

The kitchen and breakfast room is fitted with a range of base and wall units, offering storage and practical workspace, along with room for informal dining while enjoying a pleasant outlook over the rear garden.

There are three bedrooms in total. The principal bedroom is a generous double and benefits from an EN-SUITE SHOWER ROOM. The second bedroom overlooks the rear



garden and provides another comfortable double room. The third bedroom is currently arranged as a study, offering excellent versatility for home working, hobbies, or guest use.

The bathroom is fitted with a white three-piece suite comprising a bath, wash hand basin and toilet.

Externally, the property continues to impress. A tarmacadam in-and-out driveway provides ample off-road parking for several vehicles and leads to a detached garage with an up-and-over door, offering additional parking or storage options.

The rear garden is a particular highlight. A private, well-established space that has been carefully tended over time. A level lawn is complemented by a patio seating area and mature, well-stocked planting, creating a peaceful outdoor setting that enjoys a strong sense of privacy and seclusion. The garden extends to a generous depth, providing an excellent space for relaxation and outdoor enjoyment.

To the front, the property is set back from the road and screened by mature hedging and planting, enhancing both kerb appeal and privacy.

Further benefits include gas central heating and double glazing throughout.

Overall, this is a beautifully balanced and highly versatile bungalow in one of West Parley's most convenient residential locations, offering an appealing combination of comfortable living space, attractive gardens and excellent access to surrounding towns, transport links and the wider Dorset coastline.



#### **HALLWAY**

**12' 0" x 6' 1" (3.66m x 1.85m)**

#### **LIVING ROOM**

**17' 0" x 13' 5" (5.18m x 4.09m)**

#### **DINING ROOM**

**9' 11" x 7' 11" (3.02m x 2.41m)**

#### **KITCHEN**

**13' 10" x 11' 9" (4.22m x 3.58m)**







#### **STUDY ROOM**

11' 11" x 8' 11" (3.63m x 2.72m)

#### **BEDROOM ONE**

13' 1" x 11' 11" (3.99m x 3.63m)

#### **EN-SUITE**

8' 7" x 2' 11" (2.62m x 0.89m)

#### **BEDROOM TWO**

12' 4" x 8' 11" (3.76m x 2.72m)

#### **BATHROOM**

8' 0" x 5' 7" (2.44m x 1.7m)

#### **GARAGE**

#### **DISCLAIMER**

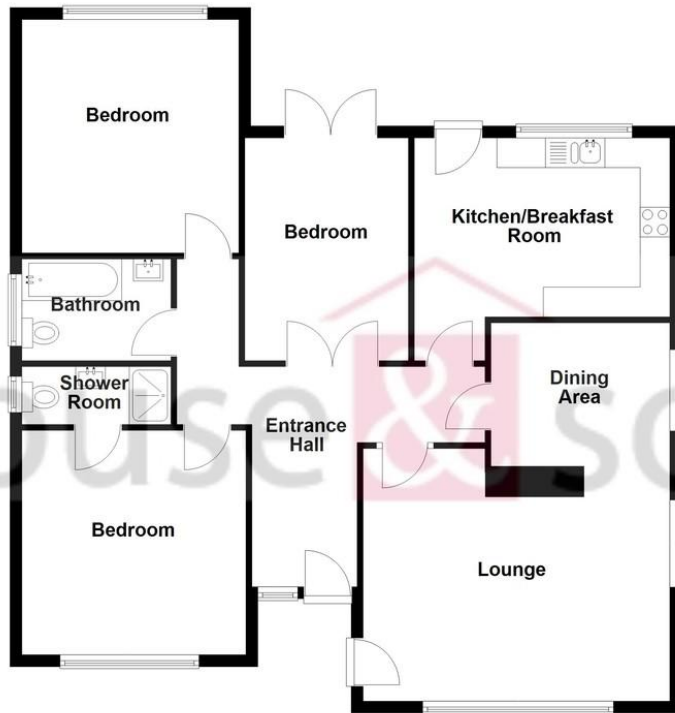
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### Ground Floor



Total area: approx. 104.2 sq. metres (1121.3 sq. feet)

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## Energy performance certificate (EPC)

37 Gallows Drive  
West Parley  
FERNDOWN  
BH22 6RH

Energy rating  
**C**

Valid until: 16 April 2036

Certificate number: 2100-0233-0822-1697-3463

Property type

Detached bungalow