



8 Ridgeway  
West Parley, Ferndown, BH22 8TU

Asking price £750,000



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IDEAL FOR EXTENDED FAMILY LIVING

Tucked away in the highly sought-after Ridgeway, West Parley, this remarkable detached residence stands out as a rare find. With five spacious bedrooms, four versatile reception rooms, and four beautifully designed bathrooms, it delivers the perfect blend of space and elegance for modern family living.

The moment you step inside, you're welcomed by a sense of grandeur. The property has been extensively remodelled by the current owners, creating a home that is both sophisticated and inviting—a place designed for family life and effortless entertaining.

Approached through twin electric gates, the home makes a striking first impression. The sweeping carousel driveway offers ample parking for several vehicles, setting the tone for the exclusivity and privacy that this property provides.

Beyond the main house, the landscaped rear garden offers a haven of tranquillity. Nestled within is a versatile garden room/home office, complete with two double bedrooms, each boasting walk-in wardrobes or dressing rooms, a sleek shower room, and a stylish open-plan living and kitchen area—an ideal retreat for guests, extended family, or working from home.

To appreciate the scale and quality on offer, an internal viewing is essential. Contact The St Quintin Property Group today and take the first step toward making this dream home in West Parley your own.





**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.

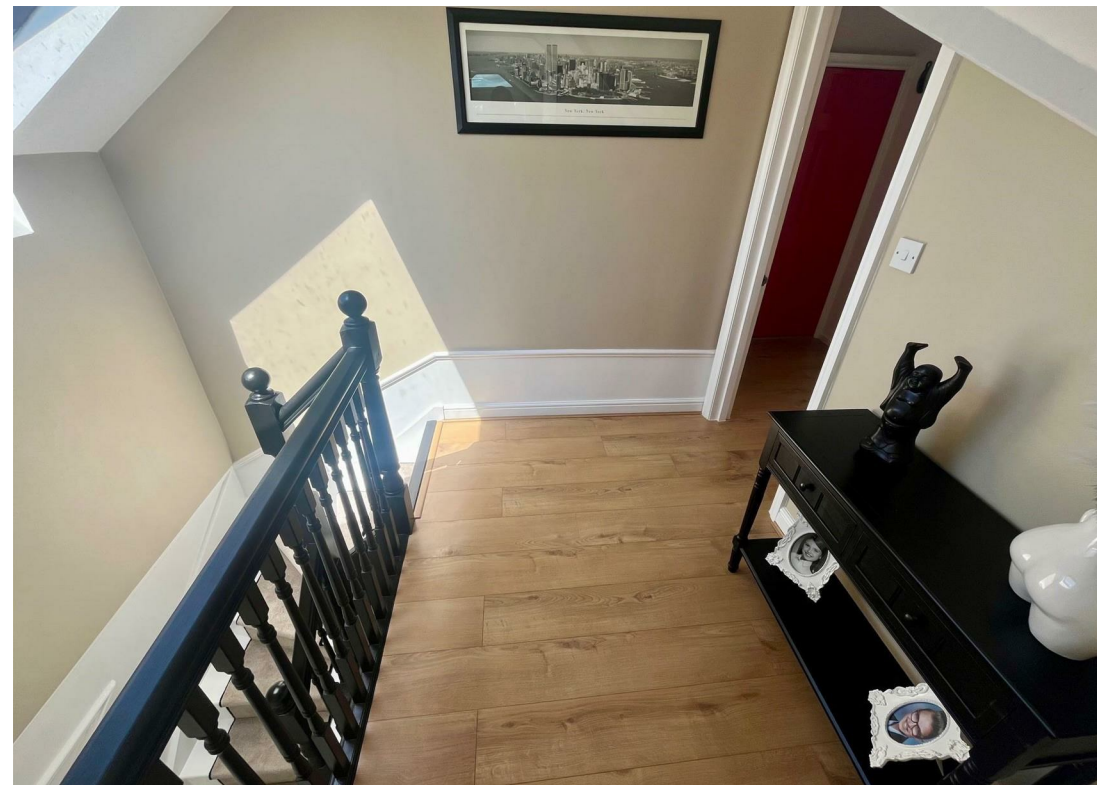


**Formal Sitting Room**  
6.42m x 4.81m (21' 1" x 15' 9") Continuation of oak flooring, rear aspect double glazed patio doors giving access through to the Rear Garden, provision for wall mounted TV, wall mounted living flame gas fire, radiator, side aspect double glazed window, two ceiling light points,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

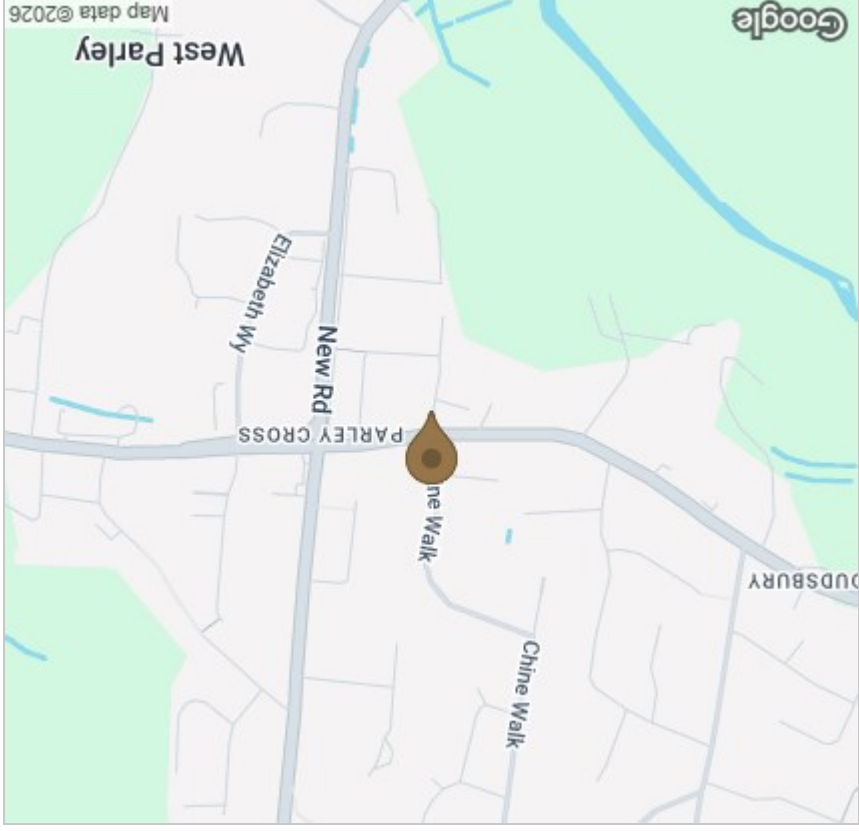


## Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

Final energy figure has been made to ensure the accuracy of the figures (combined heat, renewables of solar, wind, ground source and air source heat pumps) is taken for any area of space. Energy costs and any other costs are approximated. It should be noted that any prospective purchaser, the services, systems and appliances shown have not been tested and no guarantee is made with respect to their quality or energy use.

TOTAL FLOOR AREA: 2100 sq ft (201.0 sq m) approx.



Area Map

Energy Efficiency Rating	
Potential	78
Current	73
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G Not energy efficient - higher running costs	

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.