



**New Road, West Parley
Dorset BH22 8EN**

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FREEHOLD PRICE £599,950

A superbly re-modelled and substantially extended four/five bedroom, two bathroom, two/three reception room detached family home with 105ft rear garden, single garage and a double car port. Situated on a private plot which is approaching 1/4 of an acre and enjoying a convenient location within the sought after area of West Parley.

This most attractive family home has been completely transformed by the current owners who have created a stunning and spacious property which has managed to retain its character with picture rails, original oak flooring and improvements such as wood burners, underfloor heating and no expense spared with attention to detail giving this New England style family home the wow factor, which must be seen to be fully appreciated.

The ground floor accommodation has been enlarged creating a stunning 19ft triple aspect kitchen/breakfast room/dining room which has two sets of double glazed French doors leading out onto a raised patio area and a ceiling skylight flooding this wonderful family area with an abundance of light. The kitchen has been beautifully finished with quartz work surfaces, an excellent range of integrated appliances including Bosch dishwasher, Bosch double oven and combination microwave oven, fridge/freezer and tumble dryer with a central island unit also finished in quartz, forming a breakfast bar and having an integrated Bosch five ring gas hob with extractor canopy above. The dining area has ample space for a table and chairs, underfloor heating and oak flooring continues through into a snug which has a 7kw wood burning stove and a door leading through into the entrance hall. Original oak flooring continues through from the entrance hall into a striking dual aspect lounge with an attractive focal point of the room being a stone fireplace with inset log burner. There is a ground floor double bedroom enjoying a view over the front garden and having a dressing area with fitted double wardrobe and a door leading through into a sumptuously finished en-suite shower room incorporating a walk in, fully tiled shower area with chrome raindrop shower head, polish porcelain tiled walls and wood effect porcelain tiled flooring.

On the first floor there are two large double bedrooms both having fitted furniture to include two fitted double wardrobes with cupboards over and drawers beneath. Bedroom three is also a double bedroom having a fitted double wardrobe, drawers, cupboards and shelving, whilst bedroom four is a single bedroom and enjoys a view over the rear garden. The main family bathroom has been luxuriously finished in a stylish white suite incorporating an oversized bath with central mixer taps, polished porcelain tiled walls and wood effect porcelain tiled flooring.

The rear garden is a particular feature of the property as it measures approximately 105ft in length x 50ft in width. Adjoining the rear of the property there is a raised and L-shaped Indian sandstone paved patio area which adjoins a generous lawned area, bordered by well-stocked shrub borders and flower beds. At the far end of the garden there is a useful timber storage shed and a summer house measuring 11ft 8in x 9ft 8in, this is currently being used as an office, is fully insulated and has light and power.

A wooden five bar gate opens onto a front gravelled driveway providing generous off-road parking for several vehicles and in turn leads up to a single garage. There is a double oak framed car port measuring 20ft 2in x 16ft 11in with an area of front lawn with a raised and well-stocked flower bed.

The single garage measures 16ft 3in x 9ft, has two double glazed window, light and power and a remote control up and over door.

Further benefits include double glazing as well as replacement UPVC fascias and soffits, a gas fired central heating system with newly replaced boiler and a security alarm.

Facilities at West Parley are approximately 150 metres away. Ferndown's town centre offers an excellent range of shopping, leisure and recreational facilities and is located approximately 1.5 miles away. Ferndown also offers a Championship Golf Course located on Golf Links Road, less than 1 mile away.

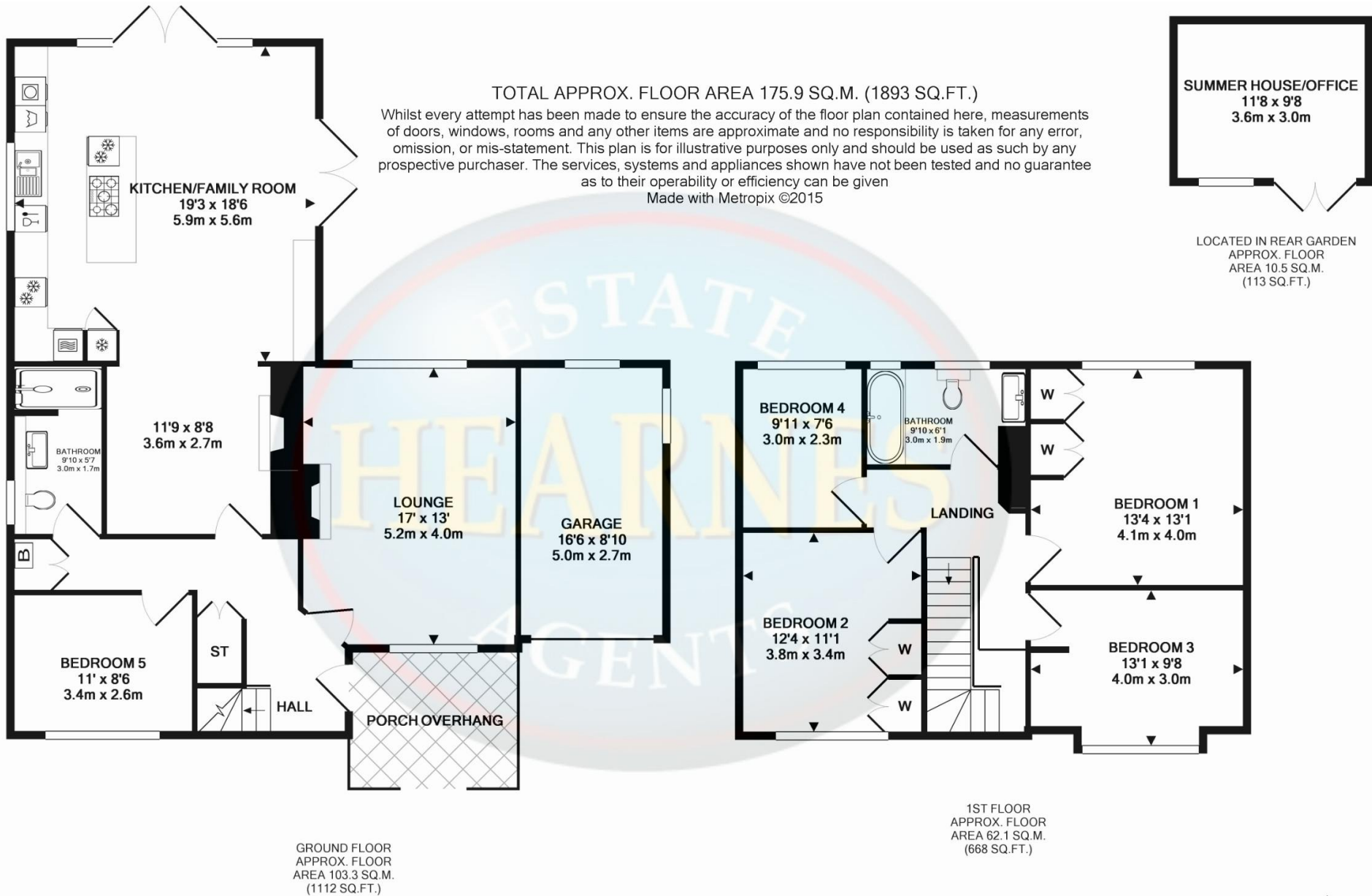
COUNCIL TAX BAND: F

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







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