

Wight Walk, West Parley, BH22 8QA



HEARNES

WHERE SERVICE COUNTS



“A virtually brand new and character 3,100 sq ft arts and crafts style house occupying a 0.31 of an acre plot in a premier road”

FREEHOLD PRICE £1,150,000

This lovingly refurbished arts and crafts style four double bedroom, three bathroom, one shower room, three reception room detached family home sits proudly on a private plot approaching 1/3rd of an acre with a detached double garage, adjoining workshop and driveway providing generous off road parking.

The current owner has virtually rebuilt and transformed this former 1940's detached chalet bungalow into a 3,100 sq ft stunning arts and crafts style family home. There is a superb blend of contemporary and traditional features which include double glazed leaded light windows with oak frames, oak internal doors and an impressive oak staircase with glass balustrade. The property could also be offered with no onward chain.

- **Four double bedroom detached family home occupying a private plot measuring 0.31 of an acre**
- 22' x 17' Impressive **reception hall** with oak flooring and oak staircase with glass balustrade
- Ground floor **cloakroom** finished in a modern white suite incorporating a WC, wall mounted wash hand basin, tiled floor
- Light and spacious **lounge** with a Victorian style fireplace with antique marble surround, granite hearth and original stain glass port hole feature window
- Impressive 21' x 16' open plan **kitchen/breakfast room** enjoying a dual aspect and beautifully finished incorporating extensive quartz worktops with inset Franke sink and rinse hose, integrated Neff hob with extractor canopy above, AEG dishwasher, integrated double oven, combination oven, fridge and freezer. A marble floor continues through into the breakfast area which has ample space for a breakfast table and chairs, French doors leading out into the front garden
- **Utility room** also beautifully finished with extensive quartz worktops with an inset sink, wall mounted gas fired Worcester boiler, marble flooring and stable door leading out into the garden
- Generous sized separate **dining room** enjoying a view over the rear garden
- **Study** with a fitted desk and fitted wardrobes/storage cupboard
- Ground floor **double bedroom** with fitted wardrobes with sliding doors
- **En-suite bathroom/shower room** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, good size walk-in shower area with chrome raindrop shower head and separate shower attachment, pedestal wash hand basin, tiled floor

First Floor

- Impressive **first floor landing** with vaulted ceiling
- The **master bedroom** is an impressive 17' x 12' bedroom enjoying a view over the front garden
- 19' **Dressing room** with walk-in wardrobe with hanging rail, drawer storage, shelving and fitted wardrobe with sliding doors
- Spacious **en-suite bathroom** incorporating a panelled bath with mixer taps and shower hose, chrome raindrop shower head, WC, wall mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- 17' **Double bedroom**, loft hatch with pull down ladder giving access to a large loft space with good head height, sky light window and additional window. (The loft has excellent potential to be converted subject to the necessary planning consents)
- **En-suite bathroom/shower room**, luxuriously appointed incorporating a walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, free standing rolltop bath, wash hand basin with vanity storage beneath, half wooden panel walls and tiled floor
- **23' Bedroom** enjoying a view over the rear garden, access into the eaves for useful storage
- **En-suite shower room** finished in a stylish white suite incorporating a good size separate shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Large **loft** potential if required

COUNCIL TAX BAND: G

EPC RATING: D

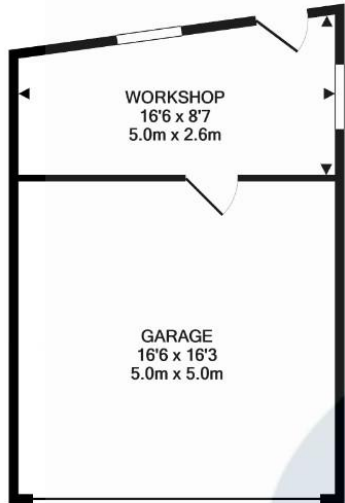




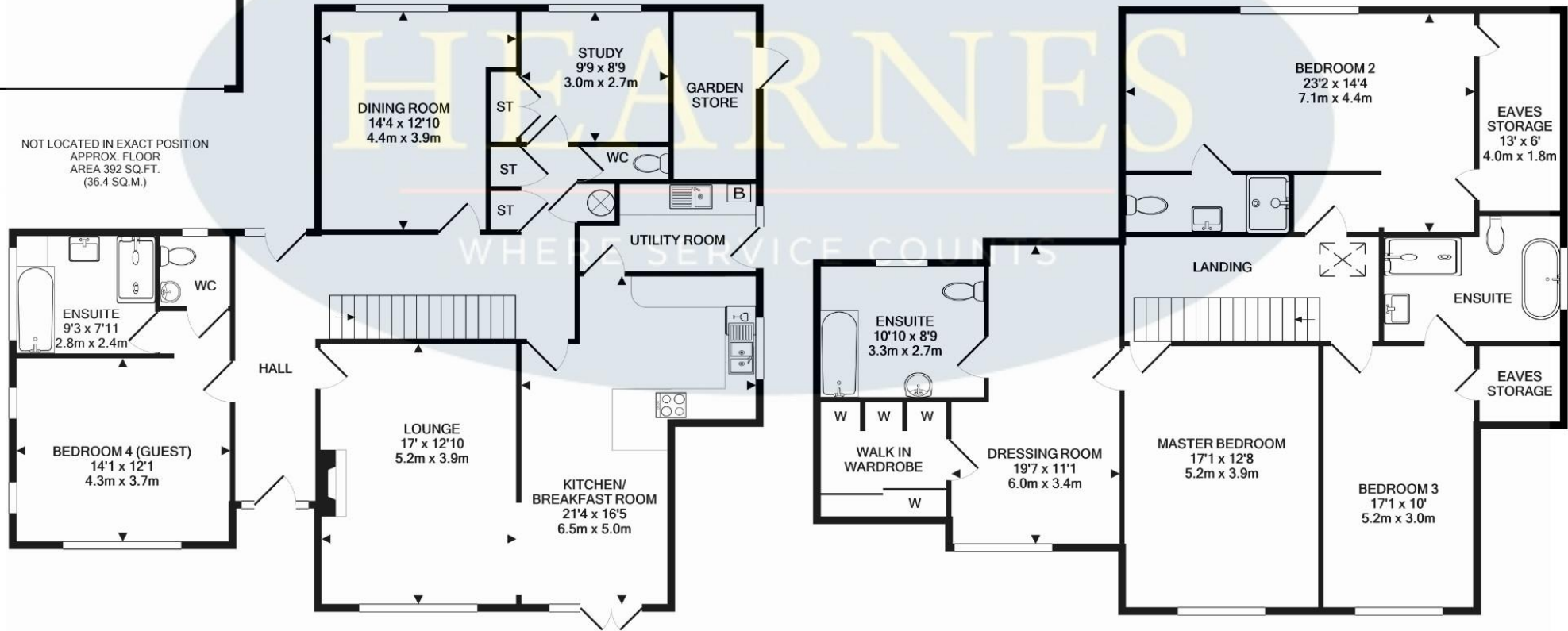
TOTAL APPROX. FLOOR AREA 3154 SQ.FT. (293.0 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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NOT LOCATED IN EXACT POSITION
 APPROX. FLOOR
 AREA 392 SQ.FT.
 (36.4 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 1391 SQ.FT.
 (129.3 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 1370 SQ.FT.
 (127.3 SQ.M.)





Outside

- The **rear garden** is a superb feature of the property as it measures approximately 85' max x 80' max and offers an excellent degree of seclusion. Adjoining the rear of the property there is a stone paved patio and located to one side there is a further area of stone circular patio. The main area of the garden is predominantly laid to lawn and is bordered by well stocked flowerbeds, a stone path continues round the perimeter of the lawn down to a pond and round to a further area of patio. The garden is stocked by many attractive ornamental plants, trees and shrubs
- A front and side gravelled **driveway** provides generous off road parking for several vehicles with a good size area of front lawn bordered by well stocked flowerbeds
- Detached **double garage** has a newly replaced remote control up and over door, light and power
- Adjoining **workshop** with light and power
- **Further benefits** include replacement double glazing, a newly installed gas fired central heating system and the property could also be offered with no onward chain

Ferndown has a championship Golf Course on Golf Links Road, the clubhouse is located less than 1 mile away. There is a small selection of amenities on Glenmoor Road approximately half a mile away. Ferndown itself offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.



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