



8 Crescent Walk

West Parley, Ferndown, BH22 8PZ

Guide price £1,200,000



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A MUST VIEW -SECLUDED LOCATION WITH EXTENSIVE PRIVATE DRIVEWAY AND LARGE SOUTH FACING GARDEN. RECENTLY RENOVATED. PERFECT FOR FAMILIES

The St Quintin Property Group is delighted to offer this beautiful large detached home situated on a large and quiet secluded plot in West Parley, Ferndown.

The property sits on a lovely plot, set a long way back from the road and is approached through a large private driveway leading to a generous block paved turning circle with parking for numerous vehicles and access to the garage. It also enjoys a large secluded rear garden which faces directly south for maximum sunlight and is laid to lawn with mature shrubs and flower borders.

This house is very well presented throughout having been extensively extended and refurbished and boasts just over 340m²/3,600ft² of accommodation. This includes six large double bedrooms, with the master bedroom having the additional benefit of a gorgeous en-suite bathroom and walk-in wardrobe, a stunning kitchen with breakfast counter and integral appliances, dining room, open plan living room, snooker room and heated internal garage. It also boasts a pantry, laundry, and workshop.

Furthermore, it has a heated indoor Endless swimming pool overlooking the private rear garden and an indulging Jacuzzi under a gazebo by the patio - a perfect place to enjoy a morning coffee or an evening glass of wine.

Overall the amenities are designed to a high standard and the bespoke design of the property lends itself to a relaxing and social setting. This home really does have it all and viewing is essential.

This stunning property has been insulated to a high standard with a state of the art heat recovery ventilation unit also contributing towards joint gas and electricity bills of circa £280 per month. Considering that the heated pool is kept at a comfortable 29C and the Jacuzzi at a relaxing 37C, it is the agent's opinion that this represents an efficient and affordable lifestyle.





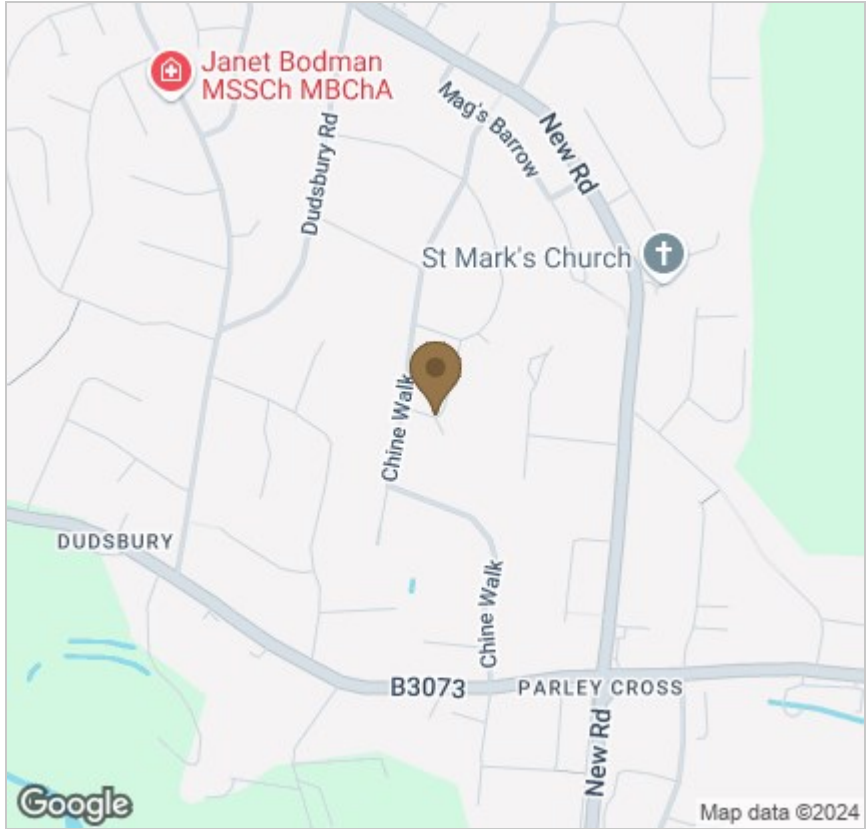
The floor plan shows a complex layout with the following rooms and dimensions:

- Garage: 20.48 m²
- Workshop: 7.75 m²
- WC: 1.58 m²
- Hall: 18.05 m²
- Bathroom: 6.74 m²
- Laundry: 6.34 m²
- Kitchen: 15.33 m²
- Dining Room: 13.98 m²
- Pantry: 4.58 m²
- Guest Bedroom: 12.23 m²
- Sitting Room: 17.78 m²
- Living Room: 26.05 m²
- Snooker Room: 29.14 m²
- Swim Room: 20.51 m²

The plan also includes a staircase, a central hall, and various doors and windows. Dimensions are provided for the overall footprint and individual rooms.

Please contact our StQ Property Group Office on 01202877123
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		79	79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	