

7 Longfield Drive

West Parley, Ferndown, BH22 8TY

SPENCERS


ALDERNEY
BOSCH





A spacious and versatile detached bungalow occupying a desirable residential position in West Parley, featuring generous gardens, extensive driveway parking and a detached double garage. The well-proportioned accommodation includes four double bedrooms, a modern family bathroom, an en-suite wet room and a superb sitting/dining room with a feature stone fireplace and inset wood-burning stove. Double and triple glazing, together with a high level of insulation, enhance the property's comfort and efficiency.

The Property

The entrance hall features attractive wood-effect flooring, a cloak cupboard and an airing cupboard, together with access to a substantial loft void which could offer exciting potential to create additional first-floor accommodation, subject to the necessary planning permission and building regulations.

The dual-aspect kitchen is fitted with a range of wall and floor units, worktops and tiled splashbacks. Further features include a stainless steel sink and drainer, integrated appliances, a four-ring electric hob with extractor above, and an oven and grill. A separate utility room provides space for a washing machine, houses the wall-mounted boiler and benefits from a glazed door opening to the side of the property.

£545,000

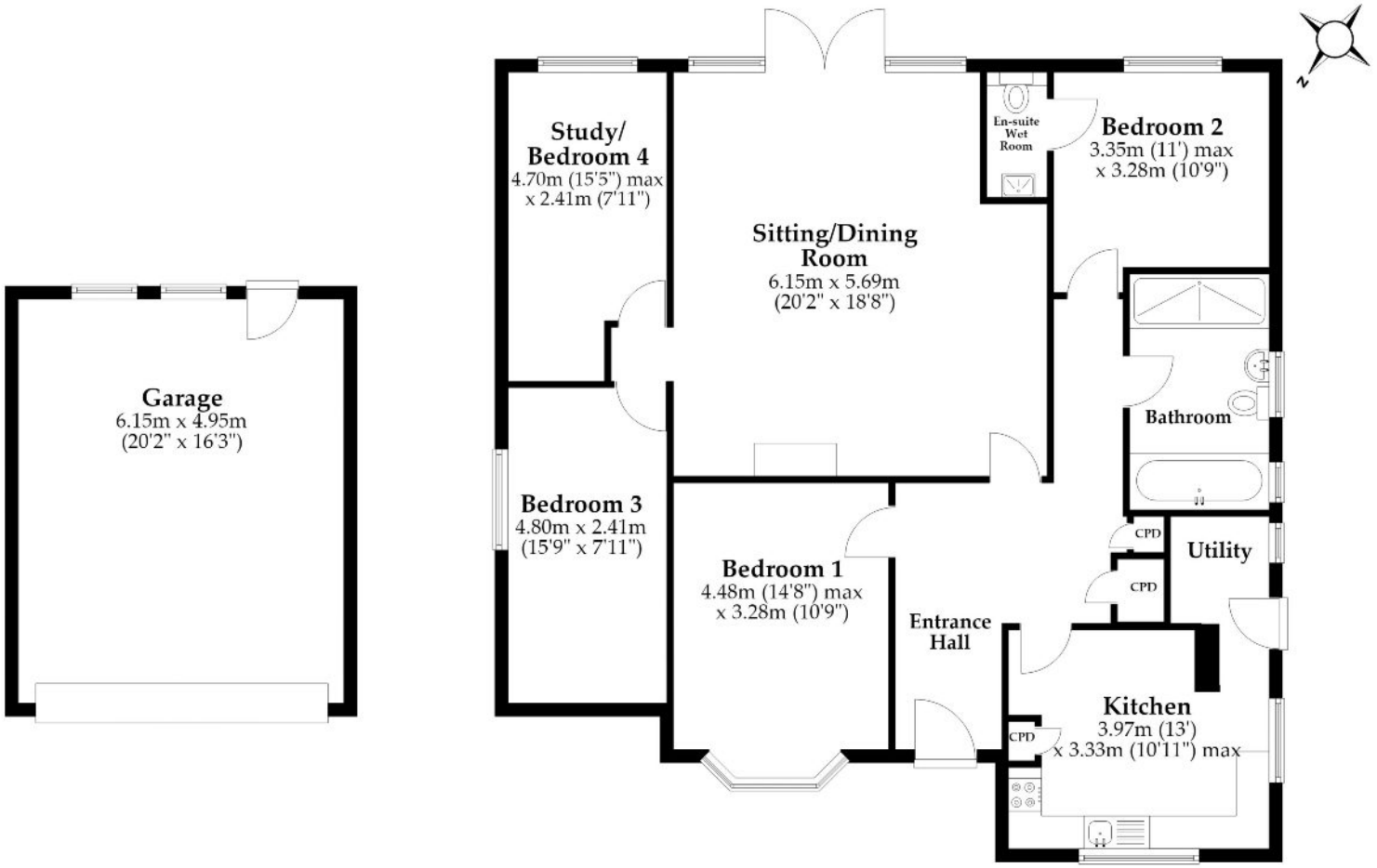
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FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

Ground Floor

Approx. 154.2 sq. metres (1660.0 sq. feet)



Total area: approx. 154.2 sq. metres (1660.0 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

LJT Surveying

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.











There is also a substantial loft void offering potential for additional accommodation, subject to the necessary consents, alongside scope to extend to the side and rear, subject to planning permission and building regulations.

The Property Continued…

The impressive sitting/dining room is centred around an attractive stone fireplace with an inset wood-burning stove, creating a welcoming focal point. Triple-glazed French doors open directly onto the south-facing terrace, providing a pleasant connection between the living space and garden.

There are four versatile double bedrooms. The principal bedroom features a bay window to the front, while bedroom two overlooks the rear and benefits from triple glazing, together with an en-suite wet room fitted with a Triton electric shower, WC and corner wash hand basin. Bedroom three enjoys a dual aspect to the front and side and is currently arranged as a second sitting room, demonstrating the flexibility of the accommodation. Bedroom four is a further double bedroom positioned to the rear.

The modern family bathroom, fitted circa 2019, features tiled walls and flooring, a Jacuzzi bath, a separate walk-in shower with rainfall showerhead, and a vanity unit with useful storage cupboards. A side-facing window provides natural light.

The property has benefited from a number of improvements, including double and triple glazing and a replacement boiler installed by British Gas in 2021. The bungalow is understood to be extremely well insulated, contributing to a comfortable living environment throughout the year.





Outside

To the front, a block-paved driveway provides extensive off-road parking and leads to a detached double garage, offering excellent storage and potential workshop space.

The generous rear garden features a wide expanse of lawn and a paved terrace immediately adjoining the property, creating an ideal setting for outdoor dining, entertaining and relaxation. Mature hedging surrounds the garden, providing a good degree of privacy and seclusion.

The plot offers considerable flexibility, with space to explore extending the property to the side and rear, subject to the necessary consents. A versatile outbuilding provides additional useful space for storage, hobbies or other practical purposes.

Additional Information

Energy Performance Rating: C Current: 740 Potential: 77
Council Tax Band: D
Tenure: Freehold

Property Construction: Traditional brick and block

Services: Mains gas, electric, water and drainage connected
Heating: Gas central heating

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Superfast broadband with download speeds of up to 70 Mbps is available at this property (Ofcom).

Parking: Private driveway and garage





The Situation

Situated in the popular residential area of West Parley, the property enjoys a convenient position approximately 2 miles from Ferndown town centre and around 3 miles from Bournemouth, both offering an extensive range of shops, supermarkets, restaurants, leisure facilities and everyday amenities. Local shops and services are available nearby around Parley Cross, while the surrounding area offers opportunities for countryside walks and outdoor recreation.

The property is well placed for road connections, with the A347 providing access towards Bournemouth and Wimborne, while the nearby A31 links to Ringwood, the New Forest and the wider motorway network towards Southampton and London. Ringwood is approximately 7 miles away, offering further shopping, dining and leisure facilities.

Bournemouth Airport is approximately 2 miles away, providing convenient access to domestic and international flights. For rail travel, Bournemouth railway station is around 4 miles away and offers regular services to Southampton and London Waterloo, as well as destinations along the south coast. Local bus services provide connections towards Bournemouth, Ferndown and Wimborne.



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