

Lone Pine Drive

West Parley, Dorset BH22 8LR



HEARNES

WHERE SERVICE COUNTS



“Versatile detached family home set in 0.4 of an acre with heated swimming pool and stylish interior fittings”

FREEHOLD PRICE £900,000

This exceptional detached family home provides 2,700 sq ft of living space, in one of the areas most prestigious roads on the fringes of Dorset’s premier Ferndown Golf Course, with convenient access of Ferndown, Wimborne, Bournemouth Airport and commuter links via the A31.

The property occupies and overall plot of approximately 0.4 of an acre set back from the road through automated double gates to extensive parking.

- **Exceptional 2,700 sq ft detached family home situated on a plot of approximately 0.4 of an acre**

Ground Floor:

- **Reception hall**, beautiful oak flooring and oak doors to the ground floor bedrooms and living room
- Spacious dual aspect **living room**, open plan to the dining area, with a centrally positioned wood burner with continuation of the wood flooring into the dining area
- **Dining area** suitable for a large family dining table with oak glazed double doors to the stunning kitchen/breakfast room
- **Kitchen/breakfast room**, the focal point of the house, comprises bespoke fitted units with granite worktops and large feature island unit under and impressive vaulted ceiling and lantern window, complimented Tri fold doors giving access and overlooking the patio, garden and swimming pool .The **kitchen** comprises integrated Neff appliances Induction hob with Caple pop up extractor hood, electric oven, microwave oven, warming drawer, dishwasher, space for a fridge/freezer, ceramic contrasting floor tiles leading to the **utility room** matching the kitchen with plumbing for all appliances
- **Inner hall** from the kitchen leading to a stylish cloakroom and personal door to the garage and courtyard garden
- **Bedroom two** enjoys a dual aspect with fitted wardrobes
- **Bedroom three** enjoys a dual aspect with fitted wardrobes
- **Bedroom four** with double glazed window
- Contemporary **bathroom** with panelled bath, shower cubicle sink, tiled floor and partly tiled walls
- Door from the dining area to the main bedroom on the first floor

First Floor:

- Impressive **main bedroom** with a door leading out to a large roof space (with planning permission for further rooms)
- Luxurious **en-suite** with p-shaped bath, part tiled walls and flooring, modern contrasting floating sink unit and door to a walk in store

COUNCIL TAX BAND: G

EPC RATING: C





Lone Pine Drive, West Parley, Ferndown, BH22

APPROX. GROSS INTERNAL FLOOR AREA 2792 SQ FT 259.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & SUMMER HOUSE & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Outside

- A particular feature of the property is the **extensive surrounding** grounds from the wide frontage, spacious level land and driveway providing parking for numerous vehicles and motor home, with partial cover to the **integral double garage** which has internal plumbing and water softener
- The gardens wrap around the property with the **main rear patio facing south west** affording excellent privacy adjacent to the heated **swimming pool** (approximately 26ft x 13ft) heated via an air source pump
- The garden extends to an area with timber sheds and a private mature backdrop adding to the seclusion

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1.5 miles away.



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