

Lone Pine Drive

West Parley, Dorset BH22 8LS



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged and stunning family home sitting proudly on a secluded corner plot measuring 0.9 of an acre in arguably one of the best locations within Ferndown”

FREEHOLD PRICE £1,950,000

This beautifully finished and substantially enlarged four bedroom, two bathroom, three reception room imposing and detached family home has a single garage, double car port, driveway providing generous off road parking, immaculately kept secluded and extensive grounds with woodland on a plot measuring 0.9 of an acre.

This simply stunning and substantially enlarged 4,000 sq ft family home has planning permission granted for the accommodation to be enlarged further increasing the square footage to 8,100 sq ft. The plot, position and privacy are other features which add to the appeal of this unique property which is situated in arguably one of the most desirable locations within the area.

- **A substantially enlarged 4,000 sq ft four bedroom detached family home occupying a secluded plot approaching 1 acre**

Ground floor:

- **Impressive reception hall** with feature staircase and turret rising to a first floor galleried landing
- **Spacious cloakroom** finished in a stylish white suite with tiled floor
- **Impressive 37ft open plan kitchen/breakfast/day room**
- **The kitchen/breakfast area** has been beautifully finished with extensive granite worktops and matching upstands, the worktops continues round to form a breakfast bar. There is a good range of bespoke base and wall units with underlighting and inset lighting, recess for range cooker with extractor canopy above, integrated dishwasher, space for American style fridge/freezer and a door leading to a utility room
- **The day area** enjoys a dual aspect with bi-fold doors opening to offer uninterrupted views over the private garden. An attractive focal point of the room is a high quality, contemporary living flame electric log effect fire with TV recess above and ample space for dining table and chairs and a large sofa and a door leading out to a courtyard
- **Utility room** with recess and plumbing for washing machine, tiled floor and a boiler room. There is an internal door leading through into the garage
- **Office/bedroom four** with fitted desk, shelving and double glazed window overlooking the gardens
- **Snug** with a high quality contemporary living flame log effect electric fire with wooden surround and fitted shelving. Double glazed French doors leading out into the rear garden
- **19ft Lounge** enjoying a dual aspect with high quality living flame, log effect electric fire with wooden surround
- **Music room** enjoying a triple aspect. Double glazed French doors leading out into the rear garden, fitted shelving and a recess for a wine fridge

First floor:

- **Galleried landing**
- Triple aspect impressive **master bedroom** with Juliette balcony offering glorious views over the secluded gardens
- **Dressing room** with three fitted double wardrobes and double glazed French doors leading out onto the balcony
- **Balcony** which faces a south westerly aspect offers an excellent degree of seclusion
- Spacious **en-suite bathroom** incorporating an oversized panelled bath, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls
- **Bedroom two** is a generous size double bedroom benefitting from fitted wardrobes and shelving and a double glazed window to the rear aspect
- **Bedroom three** is also a double bedroom enjoying a dual aspect
- **Family bathroom** finished in a stylish white suite incorporating an oversized panelled bath with mixer taps and shower attachment, large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: C

EPC RATING: F

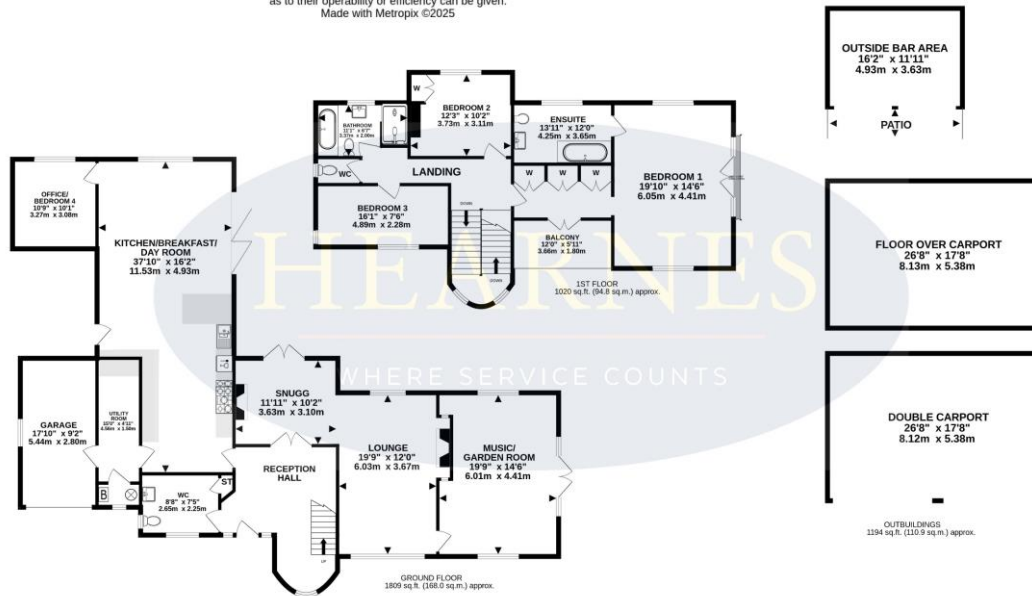




INCLUDING BALCONY AND OUTBUILDINGS

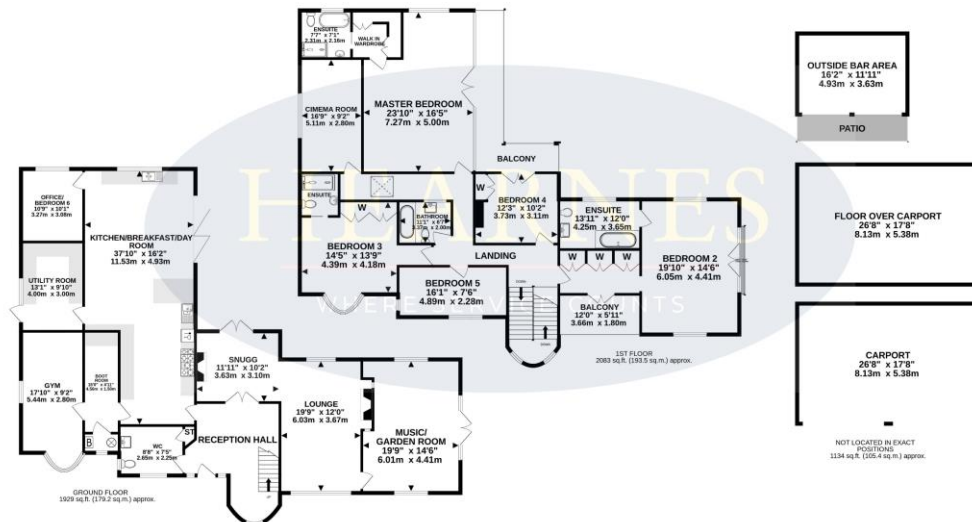
TOTAL FLOOR AREA : 4023 sq.ft. (373.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 5146 sq.ft. (478.1 sq.m.) approx.

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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.





Outside

- **Electronically operated gates** with videophone intercom system opens onto a front gravelled driveway which provides generous off road parking for several vehicles. The driveway continues up to a single garage and also round to a double car port which has light and power and steps leading up to an eaves storage space above
- **The gardens** are without doubt a superb feature of the property as they offer an excellent degree of seclusion, are immaculately kept and provide numerous areas to relax and enjoy this beautiful setting and to entertain. There is a woodland with nature trails and a tree house which also offers fantastic space for children to play hide and seek, play and explore
- **Adjoining the rear of the property** there is a large expanse of porcelain paved patio which continues round the side of the house. There is an expanse of well kept lawn, a pond with water feature and bridge over and a path which meanders through the woodland where a running stream flows into the pond
- There is an open sided, oak framed outside **bar area** with fitted bar and light and power, and an adjoining porcelain paved patio. Also within the garden there is a further area of paved patio with trellis over and a ornamental garden with water feature which is stocked with many ornamental plants and shrubs
- **The garden** itself must be seen to be fully appreciated, is fully enclosed and offers an excellent degree of seclusion
- **Single garage** has light and power, is currently used as a second music room and wine store, has a metal up and over door and an internal door leading through into the utility room
- **Further benefits include:** double glazing, replacement UPVC fascias & soffits and a gas fired heating system

Ferndown has a Championship Golf Course on Golf Links Road and the clubhouse of the golf course is located approximately 900 metres away. 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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