

Lone Pine Drive

West Parley, Dorset BH22 8LS



HEARNES

WHERE SERVICE COUNTS



“A virtually brand new over 4,000 sq ft New England style family home occupying a secluded plot measuring in excess of ½ an acre”

FREEHOLD PRICE £1,495,000

This simply stunning and beautifully finished four bedroom, one shower room, two bathroom detached family home has a double garage, outside studio, private and landscaped gardens with a driveway providing generous off road parking and occupying a larger than average secluded plot measuring in excess of ½ an acre.

This stunning and virtually brand new family home is over 4,000 sq ft and has been finished to an exceptionally high standard with some lovely finishing touches. This striking, individual, architect designed New England style property sits proudly on a larger than average secluded plot which measures in excess of ½ an acre whilst enjoying arguably one of Ferndown’s most sought after location. An early viewing of Bay Lawns is strongly recommended to fully appreciate this fantastic family home which has been substantially enlarged and completely renovated by the current owners who have carefully and thoughtfully designed this property with the highest attention to detail.

- **In excess of 4,000 sq ft this four bedroom, two shower room, one bathroom detached family home occupying a secluded plot measuring in excess of ½ an acre**

Ground floor:

- **43ft Impressive entrance hall** with double coat cupboard
- Stunning, open plan 31ft **kitchen/breakfast/dining room with Amtico flooring** which continues throughout the ground floor
- **Kitchen/breakfast area** incorporates a beautifully finished, bespoke handmade kitchen finished with extensive granite work top, matching upstands and a central island unit also finished in granite which continues round to form a breakfast bar with an inset stainless steel sink with Quooker boiling hot water tap. There is an excellent range of high quality, integrated Miele appliances to include induction hob with extractor hood above, dishwasher, Miele twin oven, steam oven and combination oven, twin wine fridge, Samsung family hub French style fridge/freezer, ample space for breakfast table and chairs
- **Dining area** has ample space for large table and chairs and sofa with double glazed French doors leading out into the rear garden
- **25ft Triple aspect lounge**, two sets of double glazed French doors leading out into the private, formal garden. An attractive focal point of the room is a living flame log effect electric fire
- **Spacious utility room** with ample worktops, base units, sink unit, recess and plumbing for washing machine, door leading out into the garden and internal door leading through into the garage
- **Bedroom two** is a generous size double bedroom with box bay window overlooking the landscaped gardens
- **Dressing area** with hanging rail
- Luxuriously appointed and spacious **en-suite shower room** incorporating a large, walk-in shower area with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC, partly Porcelanosa tiled walls and flooring
- **Bedroom three** is also a large double bedroom with a box bay window overlooking a front garden
- **Bedroom four** is again a generous size double bedroom currently being used as an office with a double glazed window to the side aspect
- Sumptuously appointed and large **family bathroom/shower room** incorporating a good size shower cubicle with chrome raindrop shower head and separate shower attachment, oversized bath with central mixer taps and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, Porcelanosa partly tiled walls and flooring

First floor:

- **25ft Impressive main bedroom suite** which is open plan with a seating area which enjoys a pleasant outlook over the landscaped gardens
- **Dressing room** with excellent range of fitted wardrobes with mirror sliding doors and drawer storage
- **Study/dressing area** with fitted desk, sink unit, wine fridge and double airing cupboard with pressurised hot water tank with further door leading through into a walk-in, easy accessible loft storage space
- **En-suite shower room/bathroom.** This room undoubtedly has the ‘wow’ factor and incorporates a large, walk-in shower cubicle with chrome raindrop shower head and separate shower attachment, freestanding contemporary bath with mixer taps and shower attachment, Victoria Albert contemporary wash hand basin with vanity storage beneath, WC with concealed cistern, space for chaise longue and two windows providing a dual aspect

COUNCIL TAX BAND: E

EPC RATING: C





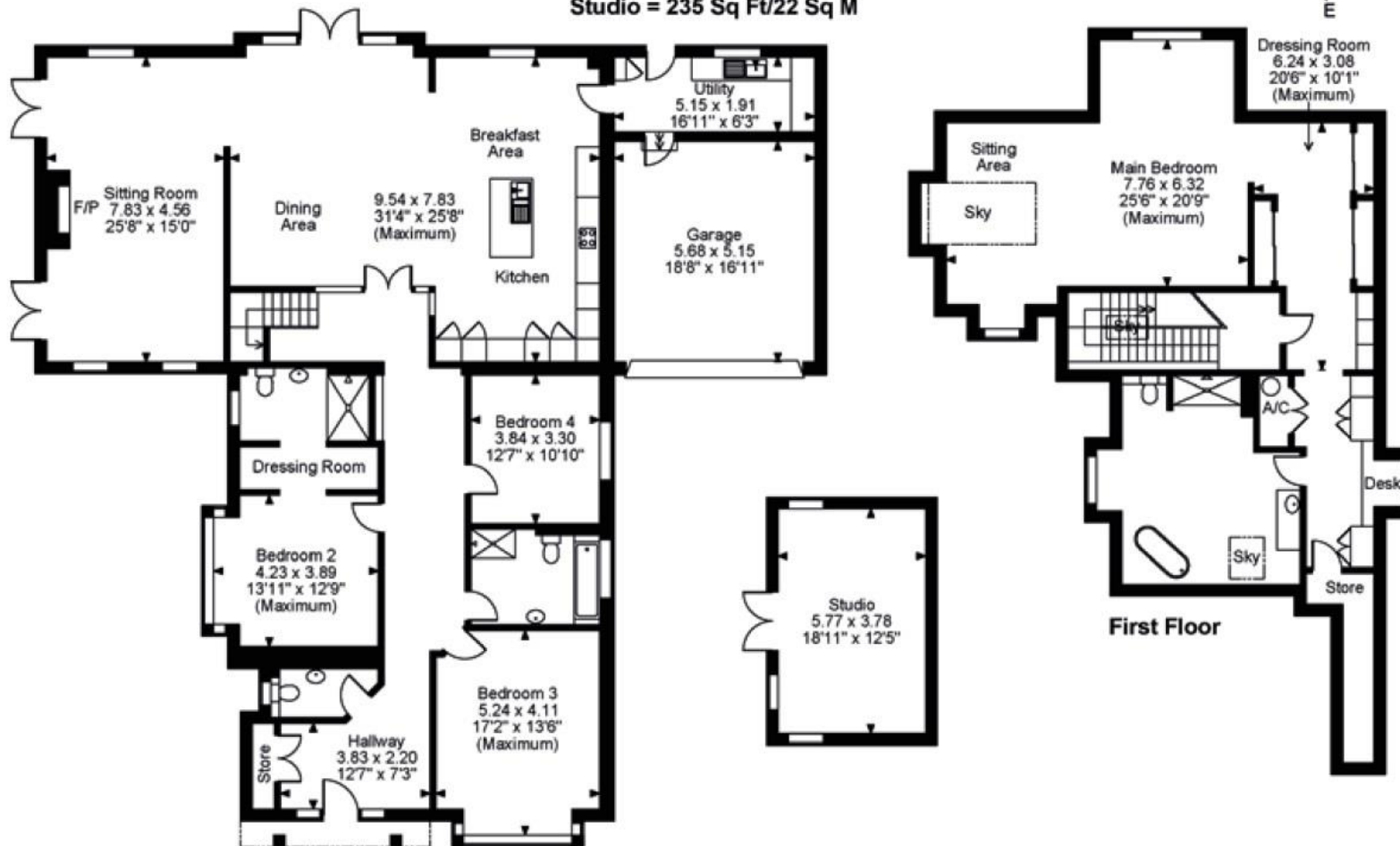
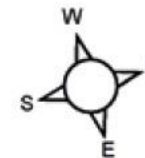
Bay Lawns, Lone Pine Drive, West Parley, Ferndown, Dorset

Approximate Gross Internal Area

Main House = 3671 Sq Ft/341 Sq M

Garage = 314 Sq Ft/29 Sq M

Studio = 235 Sq Ft/22 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Outside

- **The grounds** which surround the property are without doubt a superb feature as they offer an excellent degree of seclusion and have been landscaped
- Adjoining the rear of the property there is a composite **decked seating area** with a graveled path leading to a barbeque area with trellis over and a detached studio
- **Detached studio** is fully insulated and has double glazing, making it an ideal home office or gym
- Also within the garden there is a **useful timber storage shed**. The remainder of the rear garden is predominantly laid to lawn. The lawn extends round to a large area of formal side garden where there is a further composite **decked seating area** and an expanse of lawn which is bordered by well stocked flower beds. There is a further area of large, secluded and landscaped garden which incorporates well stocked flower beds with many ornamental plants and shrubs. A circular paved patio area with trellis over, a **recently constructed summer house** with light and power and an additional **useful timber storage shed**. This area of garden is fully enclosed by mature shrubs and fencing
- **A front driveway** provides generous off road parking which in turn leads up to a double garage
- **Double garage** has a remote control up and over door, light and power and an internal door leading through into the utility room (planning permission granted for garage to be converted and re-positioned)
- **Further benefits include;** Amtico flooring throughout the ground floor, Sash replacement double glazing giving the property that extra curb appeal and New England style and a newly installed gas fired heating system

Ferndown has a championship golf course on Golf Links Road. The club house of the golf course is located approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.



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