

# Lone Pine Way

West Parley, Dorset, BH22 8LU



HEARNES

WHERE SERVICE COUNTS







***“A superbly positioned family home, occupying a secluded southerly facing corner plot which is approaching 1/5 of an acre with no chain”***

**FREEHOLD GUIDE PRICE £700,000**

This well-maintained and generous sized four double bedroom, one bathroom, one shower room, three reception room detached family home has a 65ft secluded and southerly facing rear garden with a double garage and driveway providing generous off-road parking. Occupying a corner plot which is approaching 1/5 of an acre. Situated in arguably one of Ferndown's most sought-after locations and approximately 500 metres from acres of protected heathland.

The property has been owned by the current owners for circa 43 years, over which time the property has been well-maintained, and solar panels have also been installed which are owned outright. The property now comes to the market offered with no onward chain.

- **Four double bedroom detached family home, occupying a good sized secluded plot which is approaching 1/5 of an acre**

**Ground Floor:**

- **Entrance hall** with wood block parquet flooring
- **Cloakroom** incorporating a wc and wash hand basin with vanity storage beneath
- **20ft Triple aspect lounge** with exposed stone fireplace and glass bi-fold doors opening into the garden room and further doors leading into the dining room
- **Garden room** with French doors leading out to the rear garden and patio, with a radiator allowing for this room to be used all year round
- **Dining room** enjoying a pleasant outlook over the rear garden
- **Kitchen/breakfast room** incorporating ample work surfaces, a good range of base and wall units, central island unit forming a breakfast bar, integrated oven, grill and hob, recess for a fridge/freezer, recess and plumbing for a dishwasher, wall-mounted gas fired Worcester boiler, window overlooking the rear garden and a door leading out to the utility room
- **16ft Utility room** with work surfaces, space and plumbing for a washing machine, door leading out to the side path and rear garden and an internal door leading through to the double garage

**First Floor:**

- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes with cupboards above
- **Bedroom two** is also a generous sized double bedroom with fitted wardrobes
- **Bedroom three** is a double bedroom with fitted wardrobes
- **Bedroom four** is also a double bedroom enjoying a dual aspect
- **Family bathroom** incorporating a panelled bath with pedestal wash hand basin, wc and partly tiled walls
- **Shower room** incorporating a corner shower cubicle, wc and wash hand basin with vanity storage beneath
- **Further benefits** include double glazing, a gas-fired heating system, solar panels which are owned outright and therefore substantially reduce utility bills and also provides a yearly income

**COUNCIL TAX BAND: F**

**EPC RATING: C**



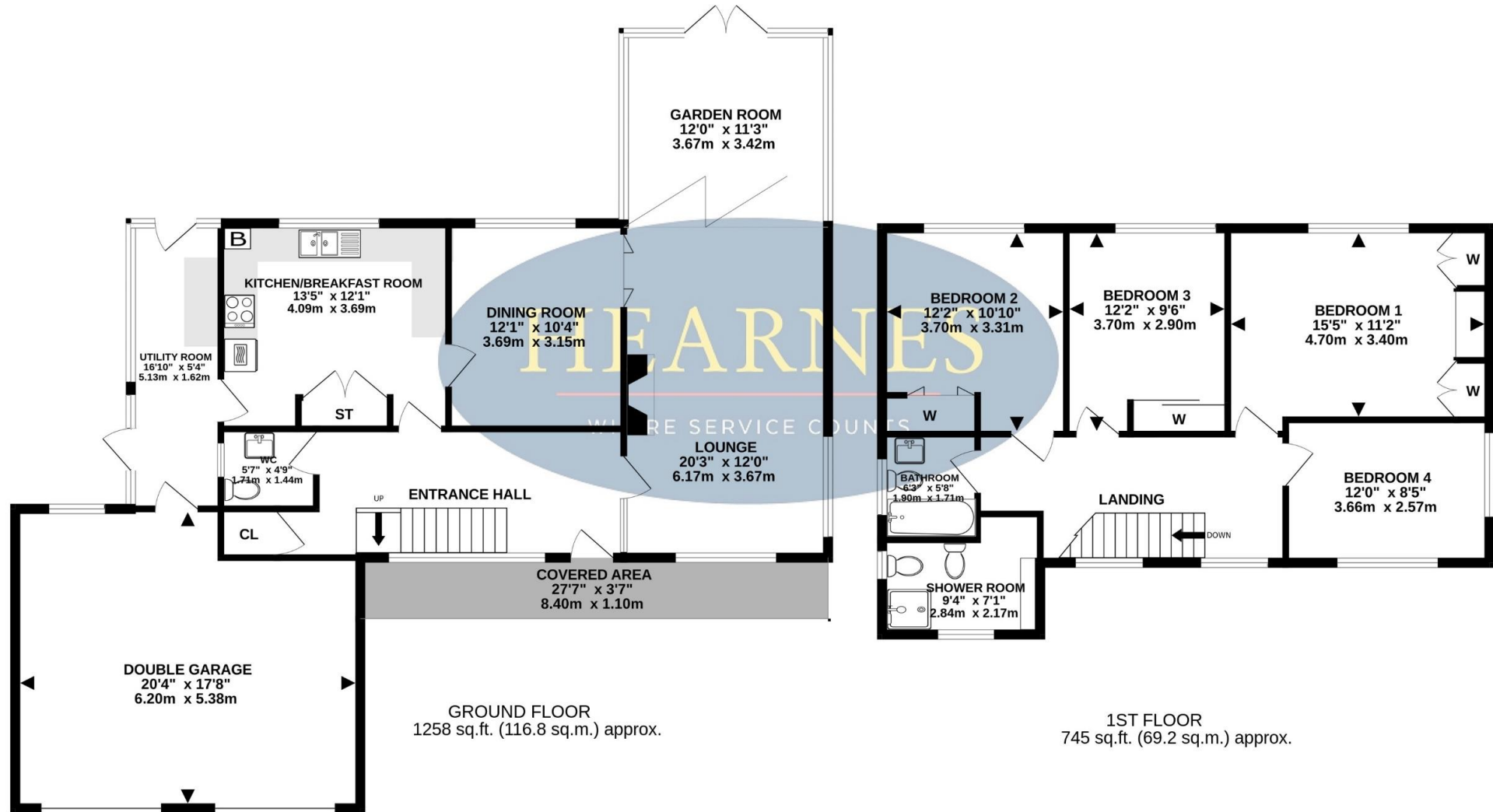






TOTAL FLOOR AREA : 2002 sq.ft. (186.0 sq.m.) approx.

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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## Outside

- **Rear garden** which is a superb feature of the property as it faces a **southerly aspect**, offers an excellent degree of seclusion and measures approximately 65ft x 65ft. Adjoining the rear of the property there is a large paved patio and a pond with water feature. The remainder of the garden is predominantly laid to lawn, which is bordered by well-stocked flower beds. Also within the garden there is a greenhouse. The garden itself is fully enclosed by mature shrubs and fencing
- There is a good sized area of front lawn which continues round the side of the property
- A blocked paved front driveway provides **generous off-road parking**, which in turn leads up to a double garage
- **Double garage** with two remote controlled up and over doors, light, power and a rear personal door leading through to the utility room

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away. Ferndown has a Championship Golf Course of Golf Links Road, with the Club House located less than 1 mile away.





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