

Lone Pine Drive

West Parley, Dorset, BH22 8LL



HEARNES

WHERE SERVICE COUNTS



“An impeccably presented 3,000 sq ft family home sitting proudly on a secluded southerly facing corner plot measuring 0.29 of an acre”

FREEHOLD GUIDE PRICE £1,295,000

This beautifully finished and recently modernised five double bedroom, two en-suite, family bathroom, two reception room detached and imposing family home has a private landscaped garden, integral double garage and driveway providing generous off road parking for several vehicles whilst situated on a southerly facing secluded plot measuring in excess of 0.25 of an acre.

This light and spacious 3,000 sq ft family home has undergone an extensive programme of improvements. The property also enjoys arguably one of Ferndown’s most sought after premier roads.

- **Five double bedroom detached family home occupying a secluded and low maintenance plot measuring 0.29 of an acre**
- 14’ x 11’ Impressive **reception hall** with a double coat cupboard
- Re-fitted and spacious ground floor **cloakroom** with storage finished in a stylish white suite
- Stunning and recently re-fitted 20’ dual aspect **kitchen/breakfast room**
- The **kitchen area** has been beautifully finished with extensive quartz worktops and matching upstands with an excellent range of base and wall units. There is a large central island unit finished with a feature granite worktop which continues round to provide numerous seating options. The drop ceiling above the island houses two smart controlled infra red heaters. Throughout the kitchen there are also smart electric operated cooking under cupboard and island lighting. Excellent range of integrated appliances to include American style fridge freezer, double oven, induction hob with extractor canopy above, dishwasher, slimline fridge and an additional 250 bottle catering wine fridge, double glazed window overlooks the front garden with a further picture window overlooking the private south facing garden, and bi-fold doors open out onto a 72 sq metre non-slip porcelain patio
- Spacious **utility room** incorporating rolltop work surfaces, recess and plumbing for washing machine, sink unit, cupboard housing a pressurized hot water tank, door leading through into the double garage and a laundry room/boiler room housing a wall mounted gas fired Worcester boiler
- 25’ Triple aspect **lounge** with a Minster stone open fireplace creating an attractive focal point and double glazed sliding patio doors leading out into the rear garden patio
- **Dining room** overlooking the rear garden
- Impressive 34’ **first floor landing** with airing/storage cupboard with motion lighting
- 17’ Dual aspect **master bedroom**
- Extremely spacious **en-suite shower room** finished in a stylish white suite incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath
- 16’ **Guest double bedroom**
- Spacious **en-suite shower room** finished in a contemporary white suite incorporating a large corner shower cubicle, ‘his’ and ‘hers’ wash hand basin, WC
- **Bedroom three** is a dual aspect double bedroom
- **Bedroom four** is also a double bedroom with double width wardrobe
- **Bedroom five** is also a double bedroom with a fitted wardrobe with motion lighting
- Walk-in **store room** which can be used as a study or has the potential to be converted into a dressing room or en-suite for bedroom three
- Luxuriously appointed and extremely spacious family **bathroom/shower room** incorporating a rolltop claw footed bath with mixer taps and shower hose, large separate shower area with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath and a full length storage unit

COUNCIL TAX BAND: G

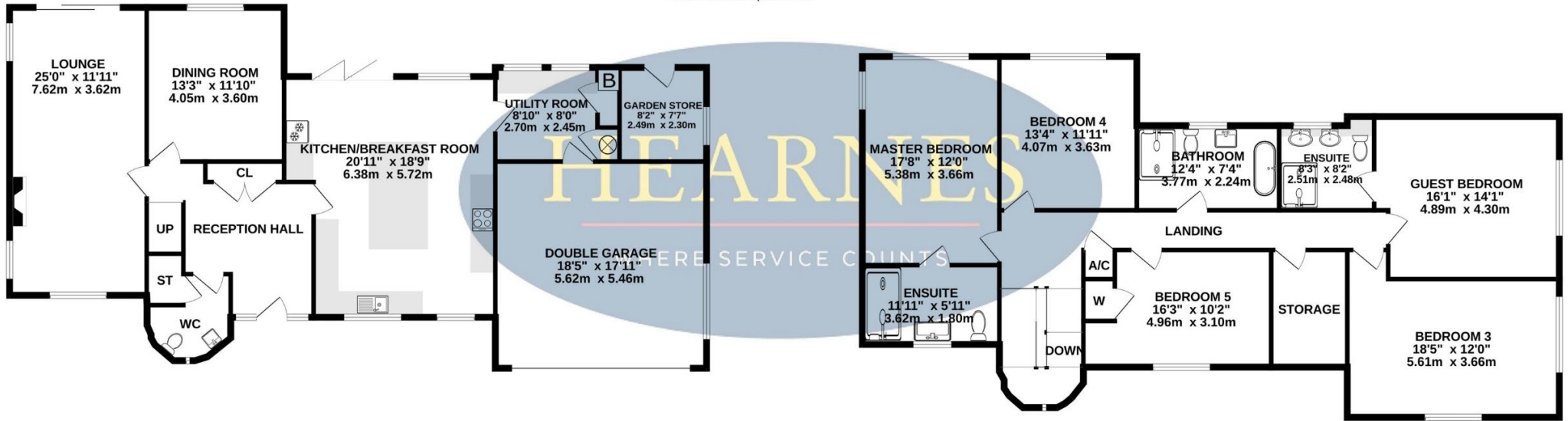
EPC RATING: D





TOTAL FLOOR AREA : 2997 sq.ft. (278.4 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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GROUND FLOOR
 1495 sq.ft. (138.9 sq.m.) approx.

1ST FLOOR
 1502 sq.ft. (139.5 sq.m.) approx.





Outside

- The **rear garden** offers an excellent degree of seclusion and faces a southerly aspect. The garden has been landscaped to incorporate a large porcelain entertaining paved patio area
- Large area of westerly facing **side garden** which measures approximately 80' x 50'. This area of garden has also been recently landscaped and newly turfed. The garden itself is fully enclosed and has a side gate opening onto the front driveway
- On the easterly side of the property there is a further area of newly laid lawn which is also fully enclosed and has a side gate opening onto the front driveway
- Impressive gravelled **driveway** provides generous off road parking for several vehicles which in turn leads up to an integral double garage
- Integral **double garage** has a remote control up and over door, light and power and door leading through into the utility room
- **Further benefits** include double glazing and a pressurised gas fired central heating system

Ferndown offers an excellent range of shopping leisure and recreational facilities. Ferndown town centre is located less than 1 mile away. Ferndown also has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately 600 metres away.



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