

# Lone Pine Way

West Parley, Dorset BH22 8LU



**HEARNES**

WHERE SERVICE COUNTS







# ***“A superbly positioned and beautifully finished 2,400sq ft family home nestled away in an extremely sought after cul-de-sac location”***

**FREEHOLD PRICE £830,000**

This substantially enlarged and beautifully finished four double bedroom, one bathroom, two shower room, two reception room detached chalet style family home has a private enclosed garden and a driveway providing generous off road parking for several vehicles. The property is tucked away in a peaceful cul-de-sac approximately 300 metres from acres of Ferndown's heathland, whilst situated in arguably one of Ferndown's most sought after locations.

Set in a much sought-after area off Golf Links Road and the prestigious Ferndown Golf Club. No. 1 Lone Pine Way sits in a quiet cul- de-sac of just 4 homes. Adjacent to the properties is Parley Common, an internationally recognised conservation area (SSSI) this a 'site of special scientific interest' to protect rare species of wildlife. A better location would be hard to find in the area.

This light and spacious and extremely versatile 2,400 sq ft family home must be seen to be fully appreciated.

- **Four double bedroom, two reception room detached family home in a cul-de-sac location**

## **Ground floor:**

- 29ft Impressive **reception hall**
- **Cloakroom** refitted in a modern white suite
- Stunning 33ft x 24ft L-shaped open plan **kitchen/breakfast/family/dining room**
- Family **dining area** with 16ft bi-fold doors with integrated custom fitted blinds open out onto a raised decked seating area
- **Kitchen/breakfast area** has been beautifully finished with extensive wood block worksurfaces and a central island unit also finished with oak work surface continuing round to form a breakfast bar with an inset sink and an integrated dishwasher. There is a recess for the range cooker with extractor canopy above, space and plumbing for American style fridge/freezer and a ceiling skylight flooding this fantastic family and entertaining area with lots of natural light
- Large **utility room** which has been recently refitted with extensive oak effect worktops, good range of base and wall units, recess and plumbing for washing machine, double glazed door leading out onto the decking and to the rear garden
- 12ft **Dining room/office** with integrated wiring for HGMI and surround sound cables. (This room is currently being used as a gym/home office but has versatility to be used as required)
- Impressive 21ft **lounge** with newly installed gas log effect living flame remote control fire creating an attractive focal point of the room and two windows facing a southerly aspect and flooding this room with lots of natural light
- Impressive **guest bedroom**
- **En-suite shower room** finished in a stylish white suite to incorporate a good sized corner shower cubicle, wash hand basin with vanity storage beneath, WC, fully tiled walls

## **First floor:**

- **Master bedroom** is a good size double bedroom with an excellent range of bedroom furniture recently installed by Custom World including wardrobes, dressing table and bedside cabinets
- **En-suite shower room** finished in a modern white suite incorporating a separate shower cubicle, pedestal wash hand basin and WC
- **Bedroom three** is a good size double bedroom enjoying a dual aspect with fitted wardrobes also installed by Custom World with mirror sliding doors and built in drawer storage
- **Bedroom four** is also a double bedroom
- Extremely spacious **family bathroom** finished in a contemporary white suite to incorporate a shower/bath with shower over, WC and pedestal wash hand basin

**COUNCIL TAX BAND: F**

**EPC RATING: E**



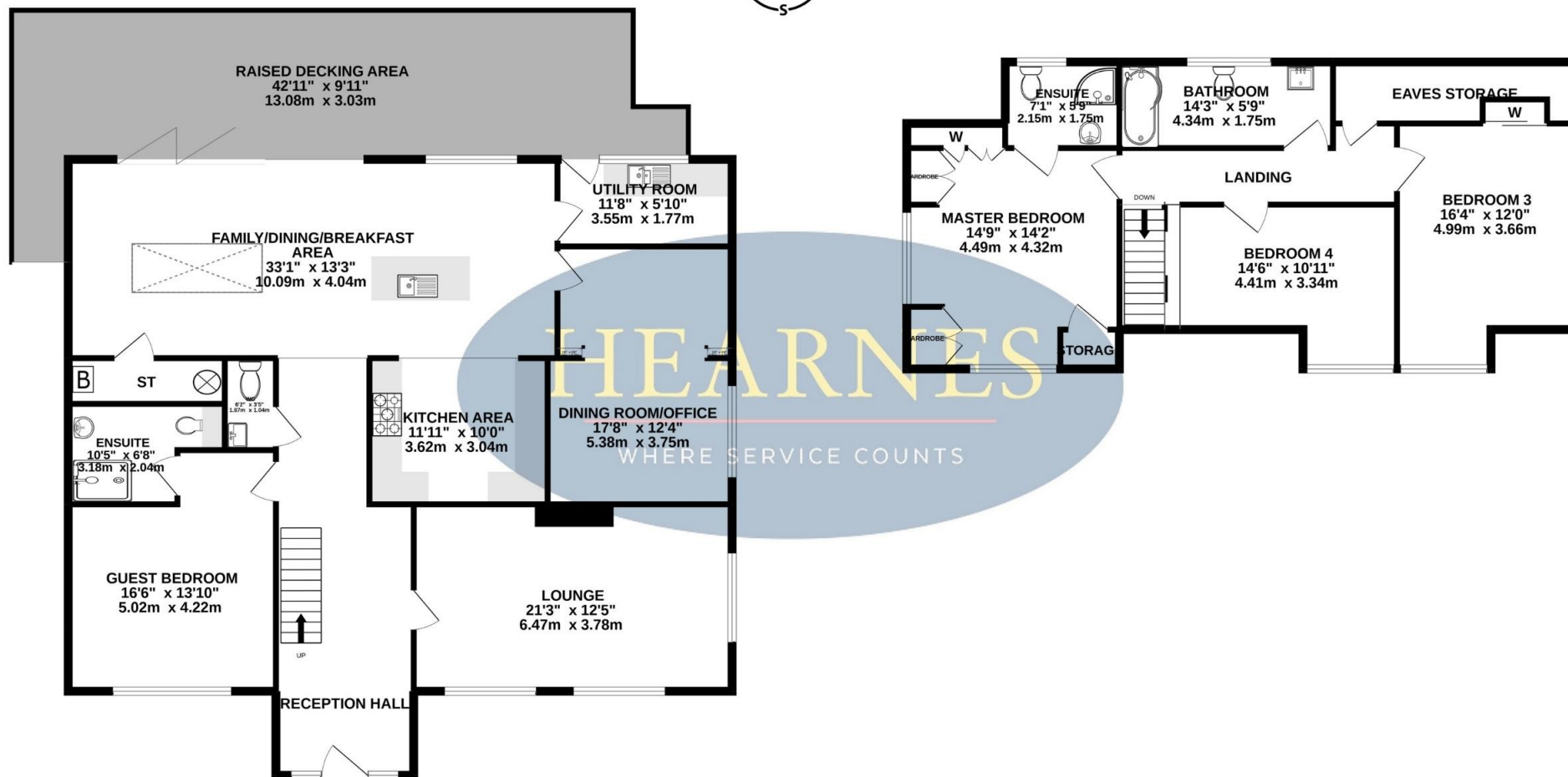




GROUND FLOOR  
1614 sq.ft. (150.0 sq.m.) approx.



1ST FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 2455 sq.ft. (228.1 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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View from the first floor towards the Heathland







## Outside

- The **rear garden** measures approximately 50ft x 45ft offers an excellent degree of seclusion and is fully enclosed
- Adjoining the rear of the property there is a **raised timber decked seating area** with steps leading down to the garden area whilst the remainder of the garden is predominantly laid to lawn
- Within the garden there is a useful **timber storage shed** and there are two side gates
- A **front gravelled driveway** provides generous off road parking for several vehicles
- **Further benefits include;** newly replaced roofing tiles, double glazing, UPVC fascias and soffits and a gas fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre located approximately 1.5 miles away. Ferndown also has a Championship Golf Course with a clubhouse located less than one mile away.





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