



Lone Pine Drive  
West Parley, Dorset BH22 8LL



# FREEHOLD GUIDE PRICE

## £650,000

***“A discreetly positioned & extended house, occupying a private plot measuring 0.42 of an acre”***

This well-proportioned and enlarged three double bedroom, three reception room detached house has a double garage, generous off-road parking and secluded well-stocked gardens. Sitting proudly on a large and private corner plot measuring 0.42 of an acre.

Half Acre House does require some updating, however has an enormous amount of scope and potential to be enlarged and enhanced as required. The property also enjoys arguably, one of the most sought after locations within the area and comes to the market offered with no onward chain.

### Ground Floor

- **Entrance hall**
- Spacious **ground floor cloakroom** finished in a white suite
- **Breakfast room/reception hall** enjoying a pleasant outlook over the front garden
- **Kitchen** with a recess for all appliances, a floor standing gas-fired boiler and a walk in larder
- **Inner lobby** with direct access out to the rear garden and a **walk in storage room**
- **21ft Dual aspect lounge** with an exposed brick fireplace and chimney breast creating an attractive focal point in the room
- Triple aspect 19ft **dining room** enjoying a pleasant outlook over the gardens with double glazed sliding patio doors leading out to the rear garden

### First Floor

- **Family bathroom** incorporating a family bath with mixer taps, pedestal wash hand basin, wc and fully tiled walls
- **21ft Dual aspect master bedroom** with fitted wardrobes and cupboards above
- **Guest double bedroom** with a fitted double wardrobe and a cupboard above
- **Third double bedroom** also with fitted wardrobes, cupboards above and a dressing table
- Wooden five bar gate opening onto a driveway providing **generous off-road parking** which leads up to a detached double garage
- **Detached double garage** with a remote controlled roll up and over door, a window, side personal door, light and power
- **Landscaped rear garden** for ease of maintenance, offering an excellent degree of seclusion, with a gate opening to a further area of enclosed garden where there is a greenhouse
- Main area of **formal garden** located at the front and side of the property with overall maximum measurements of 195ft x 95ft. The front garden faces a southerly aspect, offers an excellent degree of seclusion and is stocked with many attractive ornamental plants, shrubs and mature trees. There is a crazy paved patio adjacent to the front of the property and small paths meander through the garden winding between mature trees and shrubs. The garden offers a fantastic place for children to play and explore or for adults to relax, unwind and enjoy this beautiful setting
- Further benefits include double glazing, a gas-fired central heating system and a security alarm

Ferndown has a Championship Golf Course on Golf Links Road, the Club House is located less than 500 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.

**COUNCIL TAX BAND: F**

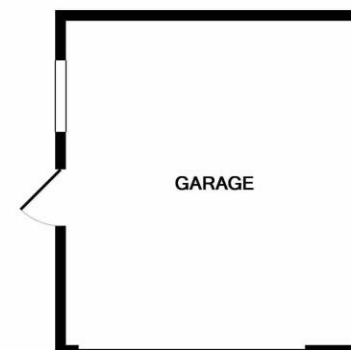
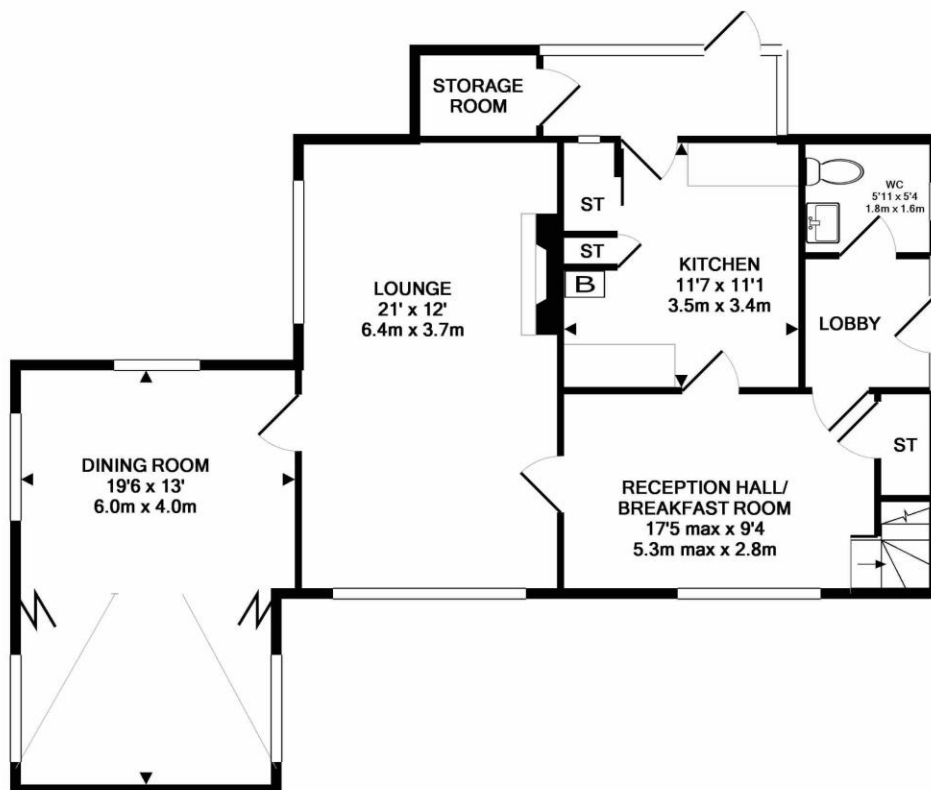
**EPC RATING: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

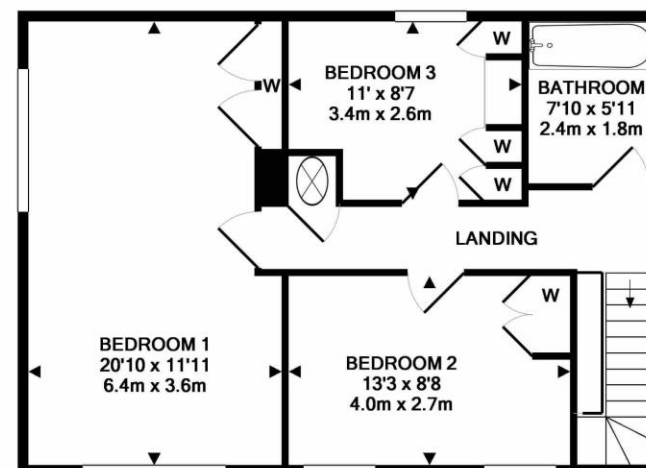




TOTAL APPROX. FLOOR AREA 1748 SQ.FT. (162.4 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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  
 Made with Metropix ©2019



NOT LOCATED IN EXACT LOCATION  
 APPROX. FLOOR  
 AREA 217 SQ.FT.  
 (20.2 SQ.M.)



390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE





Mature and secluded grounds



Mature and secluded grounds