



45 Lone Pine Drive

Ferndown, Dorset, BH22 8LR



Can't wait to view in person?

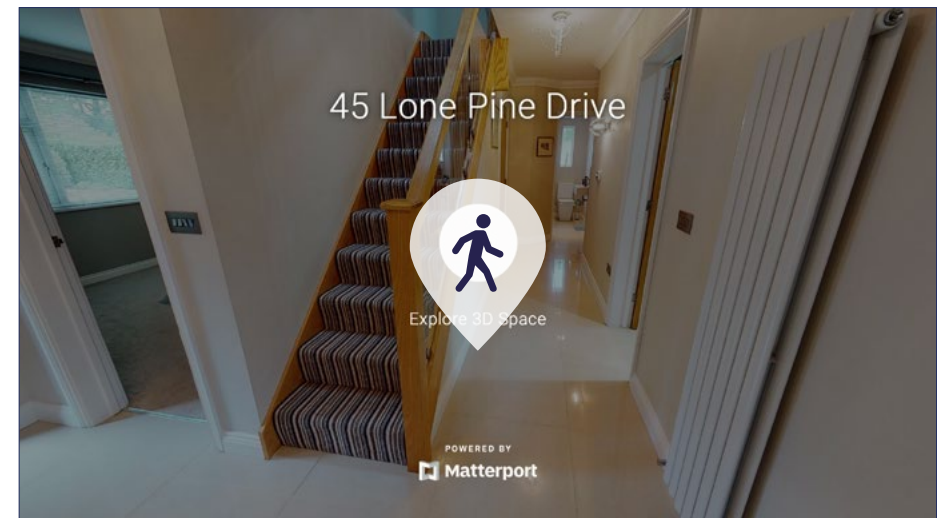
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™











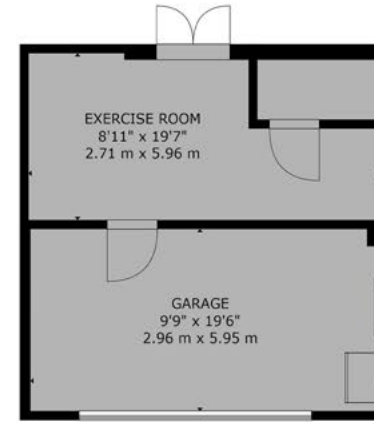




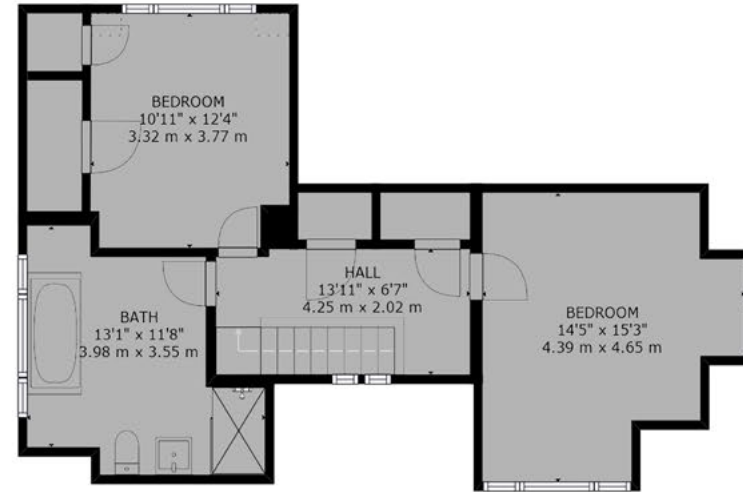
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FLOOR 1



* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1467 sq. ft, 136 m², FLOOR 2: 618 sq. ft, 57 m²
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 4 sq. ft, 0 m², GARAGE: 356 sq. ft, 33 m²
 TOTAL: 2085 sq. ft, 194 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

This pretty chalet bungalow sits in a quiet position in one of Ferndown's most sought after roads. The plot extends to just over 0.6 of an acre and backs onto heathland that is protected as a SSSI.

The house itself extends to 2,085 square feet and includes three bedrooms (the master of which is on the ground floor), two bathrooms and two great receptions. The open plan kitchen / family room is the perfect place to entertain with friends and family whilst the open plan dining / living room is an oasis of calm. It has been the subject of a major remodel and refurbishment by the current owners creating a wonderful family home that is perfect for modern living.

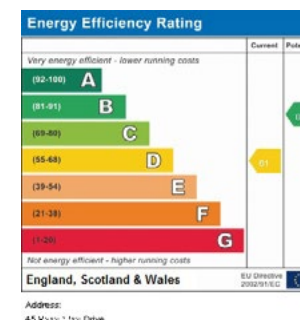
Outside there is a private outdoor swimming pool surrounded by a paved area for dining and al fresco living as well as a huge level garden with dedicated vegetable patch, bordered by mature shrubs and trees. The detached double garage has been split to allow for storage and a home gymnasium.

To the front, the approach is via electric remote controlled gates with an audio entry system and there is parking for several vehicles. The owners have also recently installed PV Solar Panels. Lone Pine Drive connects to Golf Links Road which is the home to the highly prestigious Ferndown Golf Club and just beyond are the amenities of Ferndown itself.

- Chalet bungalow
- Beautifully remodelled & refurbished
- Extends to 2,085 square feet
- Three bedrooms
- Stunning kitchen / family room
- Open plan dining / living
- Outdoor swimming pool
- Great parking
- Large garden backing on to heath
- Prestigious location

Guide Price:	£875,000
Tenure:	Freehold
Stamp Duty:	Main Home £31,250* Additional Home £57,500* (*based on guide price)
Lease Length:	N/A
Maintenance:	N/A
Council Tax:	Band F (2024/2025 £2,611.74)

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Property Ref: 0699



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.