



# HIVE

38 LONE PINE DRIVE  
WEST PARLEY  
BH22 8LS



*presented by*  
JAMES FARGE  
01202 122 002



## *Agent's introduction*

In our opinion, this property on Lone Pine Drive, is one of the finest in the area. Located in a popular residential location, this well presented detached home has four bedrooms, three bathrooms, and three reception rooms. It has been immaculately kept and is set in extensive grounds measuring just under 1 acre, including a secluded woodland area and formal gardens.







## *Property highlights*

Situated in one of the most desirable residential locations in Ferndown

Beautifully maintained formal gardens with additional private woodland

Well-proportioned and flexible living accommodation, ideal for entertaining

Exceptionally well presented with high end, quality fixtures and fittings

Planning permission for additional living accommodation granted





RAISIN CHAMPAGNE

BAR

SHOW TIME





3 to 4 bedrooms

1 bathroom, 1 en-suite, 2 cloakrooms

Open plan kitchen/breakfast room, living room/snug, music/garden room

Total area 3,971 sq ft (including balcony, outbuilding/bar, garage and carport)

Planning permission granted to extend to 5,000 sq ft. Adding a principal bedroom, double bedroom, cinema room, gym and extended utility room.

*Accommodation overview*







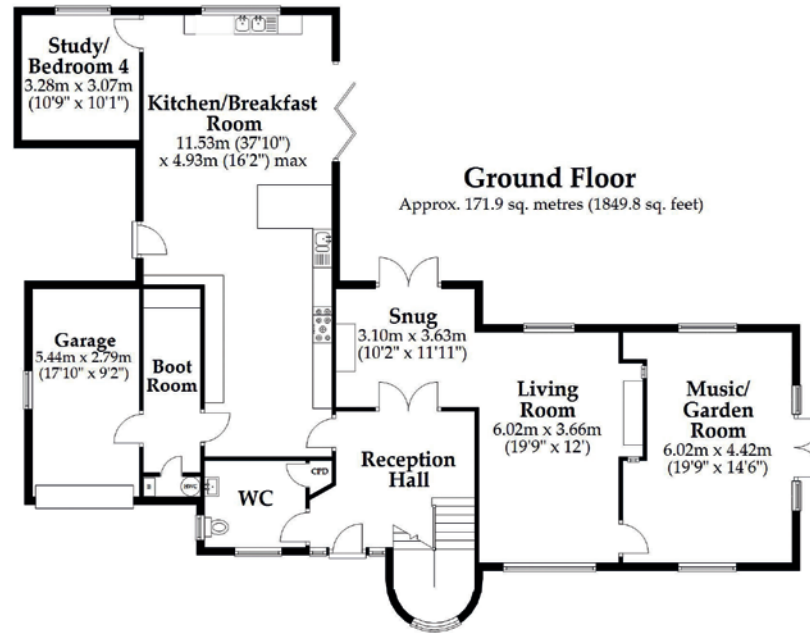


**JAMES FARGE**  
Managing Director, HIVE & Partners

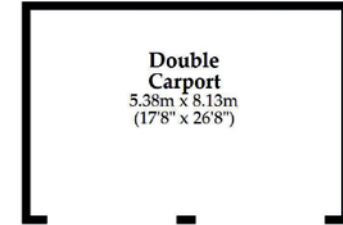
This beautiful home is in a great location, just metres from Ferndown's championship golf course and 1.5 miles from the town centre. The award-winning beaches of Bournemouth and the New Forest, with its abundance of walking and cycling routes, are both within easy reach. Bournemouth Airport is 3 miles away, with regular flights to popular destinations.



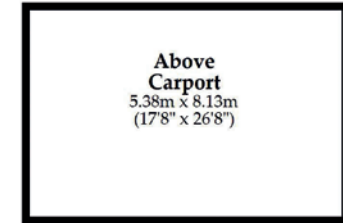
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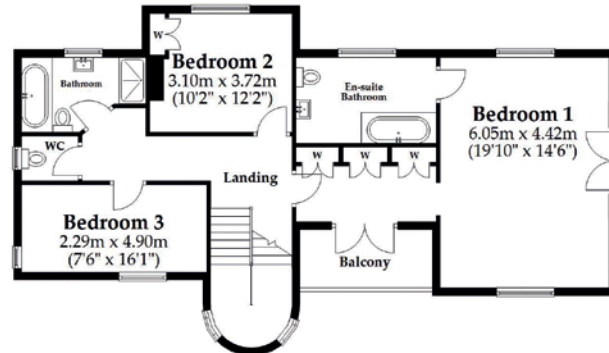
**Outbuilding**  
Approx. 43.8 sq. metres (471.0 sq. feet)



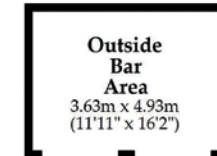
**Outbuilding**  
Approx. 43.8 sq. metres (471.0 sq. feet)



**First Floor**  
Approx. 91.7 sq. metres (986.8 sq. feet)



**Outbuilding**  
Approx. 17.9 sq. metres (192.6 sq. feet)



Total area: approx. 368.9 sq. metres (3971.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





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