



Brooklands Farm Bungalow, Chapel Lane,
Mannington, Wimborne, Dorset, BH21 7JU

A large 4 bedroom detached bungalow set in
grounds and paddocks of about 2.95 acres,
adjacent to fields and greenbelt land,
at the head of a long country lane,
with planning permission for extension,
and NO FORWARD CHAIN.

PRICE GUIDE: £825,000 FREEHOLD

Council Tax: Band E

EPC Rating: Band B



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in association with

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There is detailed planning permission (ref no: 3/20/1530/HOU), granted on 4th January 2021, to extend the property.

Traditionally constructed in 1969, the bungalow extends to over 2000 square feet, and has facing red brick elevations and a concrete tiled roof. It benefits from mains electricity and water, oil fired heating, UPVC double glazed windows and quality floor coverings, and is presented in excellent decorative condition throughout.

AGENTS' NOTE: New septic tank and drainage system installed in August 2024 to comply with current regulations and mortgage lender requirements.

A conservatory entrance with a high gabled glass roof, a Fired Earth slate floor, and 2 pairs of double glazed sliding doors leads to the hall, which has an exposed brick wall feature.



2



4



2



The impressive, dual aspect sitting room has an ornamental fireplace, and superb views over the gardens and adjacent fields.

The dual aspect kitchen/breakfast room, which also has superb views over the gardens, paddocks and farmland, comprises a range of modern work surfaces and units, fan oven, ceramic hob, extractor, space for white goods, and space for table and chairs.

There is a utility room with worktops, base cupboards, a recently fitted, floor mounted oil fired boiler, and a cupboard housing the hot water cylinder.

Bedroom 1 is a spacious double room overlooking the garden, with an en suite bath/shower room. The dual aspect second bedroom has views over the gardens and fields, and a built-in double wardrobe.

From the hall, a door gives access to an inner hall, off of which are bedrooms 3 and 4, and a shower room.



From the lane, a 5-bar gate in the post-and-rail fence leads to a stone driveway and turning area providing extensive off road parking.

The large, detached garage has electric roller doors, lighting, power and a personal door. At the rear of the garage there is a useful store/workshop with door to outside.

The domestic curtilage extends to about half an acre and is largely laid to grass and enclosed by mixed hedges. There is a stream (a designated boundary between the domestic curtilage and the paddock), and a rectangular paddock which is enclosed by hedges and an established tree line, and has a 5-bar gate entrance from the lane.

The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



LOCATION: Mannington is in a desirable location on the fringe of the Holt Heath National Nature Reserve, close to the villages of Holt and Three Legged Cross. Local shops are available in Three Legged Cross and Furzehill, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive. There is also good road access to the city of Southampton.

DIRECTIONS: From Wimborne, proceed up Rowlands Hill and along Wimborne Road. At the war memorial, turn left into Colehill Lane. At the crossroads, proceed straight ahead to Broomhill village. At the next crossroads, proceed ahead and continue onto Holt Heath. At the next T-junction, turn right, and proceed over the cattle grid and past The Cross Keys Inn on the left. Turn left into Burts Lane, and turn left into the unmade Chapel Lane. Bear left and continue to the far end, and the property can be found on the right.







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