



**Bumbledore, Broomhill
Wimborne
Dorset, BH21 7AR**

A delightful 3 bedroom detached chalet bungalow, for sale with NO FORWARD CHAIN, with far reaching views over the adjacent countryside, in a lovely village about 2.5 miles from the market town of Wimborne Minster.

**PRICE GUIDE: £750,000
FREEHOLD**

**COUNCIL TAX: Band E
EPC RATING: Band D**



Christopher
Batten

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Built in the 1950s and extended in more recent years, the property offers scope for further extension, and has planning permission to enlarge one of the ground floor bedrooms. It stands in a private garden plot with ample off road parking, a carport, a garage and cottage style gardens including a south facing sun deck.

The property benefits from Calor gas central heating, UPVC double glazing, a wood burner and open fireplaces.

A covered entrance porch and stable door lead to a spacious reception hall with an airing cupboard and 2 storage cupboards. To the front is a charming dual aspect sitting room with a brick open fireplace.

The kitchen has an excellent range of units, ample work-tops, electric range cooker and integrated fridge, and there is a separate utility room with sink, space and plumbing for dishwasher and washing machine, Glow Worm Calor gas fired boiler, and door to outside.



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  3
  2



Off the kitchen is a dining room with a tiled open fireplace and double doors to the delightful dual aspect living room which has full height picture windows overlooking the garden and open countryside beyond, 2 pairs of glazed doors to outside, and a wood burner.

Bedroom 2 is a spacious dual aspect room with a range of fitted furniture, and bedroom 3 is also a double room. There is also a family bathroom (with shower over the bath.)

Stairs lead to a lower landing with access to a large roof space. From the upper landing there is access to bedroom 1 which has a sloping ceiling, fitted wardrobes, a large picture window looking over open countryside, 2 double glazed Velux windows, and an en suite bathroom (with shower bath and built-in cupboard.)



Bumbledore is screened from the road by an established hedge. A gravel driveway provides ample off road parking and leads to a large carport and a garage (with timber swing doors, lighting and power points.) The front garden is lawned, with borders, and extends to the side, where there are 2 apple trees and a raised timber deck with a sun blind.



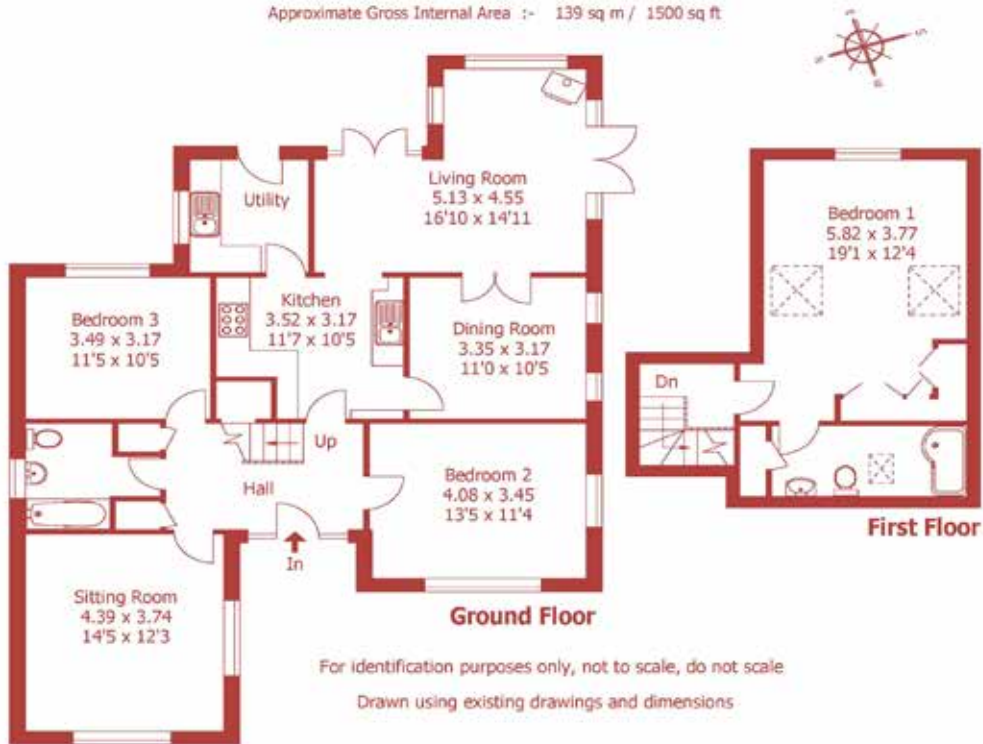
To the rear there is a kitchen garden area with a picket fence boundary, a greenhouse, lawns, shrub borders, timber summerhouse, log store, timber arbour with climbing shrubs, and storage area to the rear of the garage.

Location: Broomhill is a small, picturesque village nestled in beautiful Dorset countryside, with a pub, The Barley-mow Inn, and the popular family-run garden centre, Stewarts. It enjoys easy access to amenities in Colehill, Holt, Gaunts Common and Furzehill, and is set about 3 miles from the market town of Wimborne Minster which has well equipped with retail, education and leisure facilities. The A31 to Ringwood and Southampton is nearby, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

Directions: From Wimborne, proceed up Rowlands Hill and along Wimborne Road through Colehill. At the war memorial, turn left into Colehill Lane and proceed past St Michaels School. At the crossroads, proceed straight ahead, passing the Barley Mow pub on the left, and on to Broomhill. The property can be found on the right hand side.



Approximate Gross Internal Area :- 139 sq m / 1500 sq ft



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