



Water Lane Farm, Brecon Close
Bournemouth BH10 7DY
Guide Price £575,000





GUIDE PRICE £575,000 FREEHOLD

Looking for a quiet haven in what feels like the countryside yet is just a short walk from local amenities? Well look no further!

This fabulous three bedroom, two bathroom house has to be seen to be truly appreciated. The current owners have lovingly re stored and modernised their home to perfection whilst retaining its character features.

Positioned in a secure gated development, with a versatile layout that will suit a range of buyer's needs and direct access onto the Stour Valley Nature Reserve from a gate in your south facing garden! The garden has a large, covered pergola from the Kitchen/Diner bringing the outside in all year round, a fully insulated studio/outbuilding that comprises a large utility room, en-suite bedroom and a store for the garden, perfect for having guests to stay, an Airbnb or annexe accommodation.

Further benefits include a communal garage with eaves storage & EV car charging point, allocated parking and secure entry system.

Very Secluded South Facing Garden With Outdoor Lighting & Two Areas For Al Fresco Dining & Entertaining
Gate Directly Onto River Stour Nature Reserve
Communal Garage With Eaves Storage & 7kw EV Charger
Integrated Kitchen With Range Cooker & Water Softener
Stunning Interior With Character Features
Rarely Available Property Close To Amenities
Aga Log Burner
External Self-Contained Airbnb Or Annexe
EPC C | Council Tax Band E

01202 434365

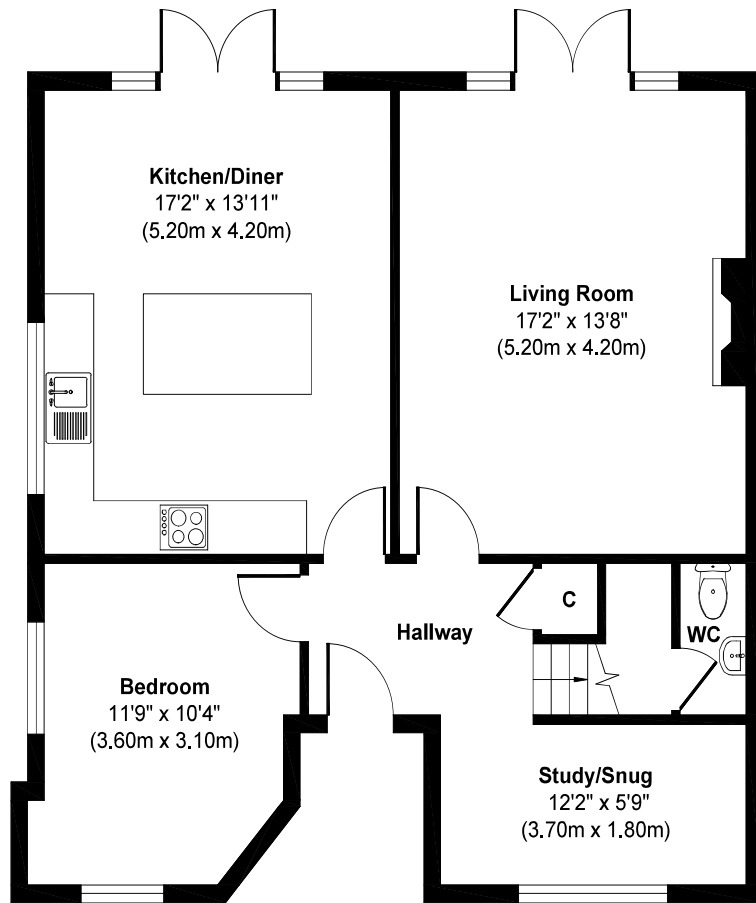
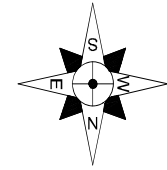
ferndown@winkworth.co.uk



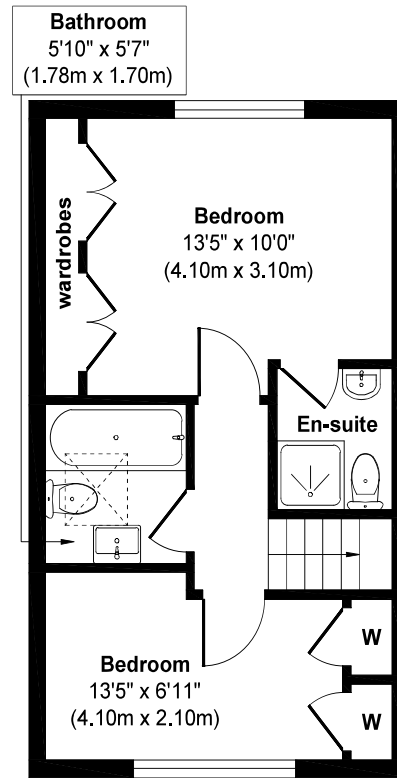




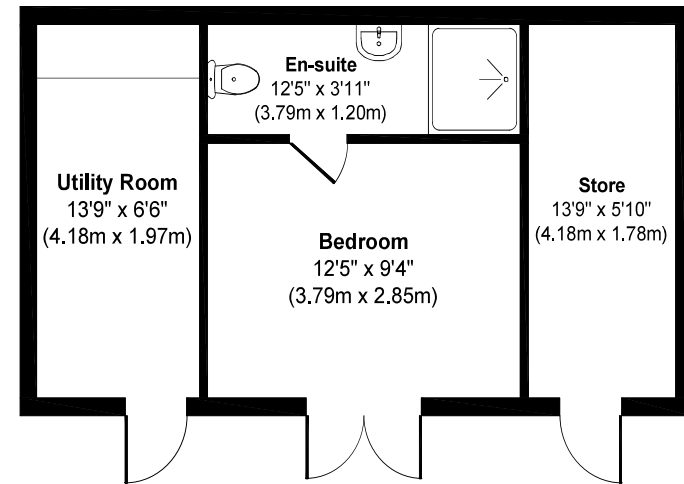
Water Lane Farm



Ground Floor
Approximate Floor Area
773 sq. ft
(71.85 sq. m)



First Floor
Approximate Floor Area
325 sq. ft
(30.15 sq. m)



Outbuilding
Approximate Floor Area
348 sq. ft
(32.35 sq. m)

Approx. Gross Internal Floor Area 1446 sq. ft / 134.35 sq. m
Illustration for identification purposes only, measurements approximate and not to scale.



LOCATION

Located in a sought after, residential area close to a range of local amenities, shops and well regarded schools. Castle Point Shopping Centre is less than a ten minute drive away, award winning beaches and the New Forest are easily reached in approx twenty minutes and for more local walks, The River Stour is accessed via a gate from your garden! There are bus routes close by giving you easy access to Wimborne, as well as Bournemouth & Poole, all of which have an excellent range of shops, bars, restaurants and leisure facilities. The A31 provides quick access to the New Forest, London and beyond for the commuter by car.

Winkworth Ferndown

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