



188 Ham Lane, Hampreston
Wimborne, Dorset, BH21 7LT

An extended and spacious 3 bedroom detached older style bungalow set within a large garden plot, in a well established non-estate location, with great scope for further improvement and extension, subject to the necessary planning consents, and offered for sale with NO FORWARD CHAIN.

PRICE GUIDE: £475,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



The bungalow is situated on the edge of Hampreston village with delightful views directly opposite onto open countryside, and benefits from ample off road parking, a tandem double length garage, gas central heating, UPVC double glazing, and a lovely, secluded, large rear garden,

An enclosed entrance porch (with front door) leads through to the main reception hall where there is an airing cupboard and store cupboard. The dual aspect living room has an open fireplace. A shower room comprises a pedestal wash hand basin, WC and walk-in shower.

From the main reception hall, a sliding door opens through to a dining room with a shelved recess.



 3  3  1



The kitchen is fitted with a range of units, wall mounted Glow-worm boiler, appliance space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, and door to a rear conservatory with doors to the garden and inner hallway. Bedroom 1 enjoys a dual aspect with fitted wardrobes.

Off the dining room, there is an inner hallway with a skylight. Bedrooms 2 and 3 have built-in wardrobes.



A long driveway extends to the side of the property where there are wrought iron gates providing additional secure parking, and gives access to a double length garage which has an electrically operated roll-up door, lighting and power points, side windows and a door. The front garden is lawned interspersed with a selection of shrubs and has access either side of the bungalow to the large rear garden. Immediately adjacent to the rear of the property, there is a full width brick pillared covered seating area.



The nicely enclosed rear garden is neatly maintained and affords a fair degree of privacy, with lawns, a raised fishpond, well stocked flower beds, established apple tree, and to the rear of the garage there is a substantial potting shed (which is in need of attention), and a garden shed.

LOCATION: The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.





For identification purposes only, not to scale, do not scale



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DIRECTIONS: From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West, to the Canford Bottom gyratory. Take the fourth exit into Ham Lane, proceed towards Longham and just before the Hampreston crossroads, 188 Ham Lane can be found on the left hand side.

COUNCIL TAX: Band E

EPC RATING: Band E







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