



Oak Meadow  
31 Magna Road  
Bearwood, Wimborne  
BH11 9ND

A well presented 3 double bedroom detached bungalow standing back from the road on a good sized plot with a south facing rear garden, in an established, non-estate residential area.

ASKING PRICE: £550,000 FREEHOLD



Christopher  
**Batten**

in association with

Winkworth





The property is set back off a long sweeping driveway providing excellent off road parking and leading to a double garage.

The bungalow offers great potential for extension and/or loft conversion, subject to planning consent, and benefits from gas central heating (a new boiler for which was installed in 2017), double glazing and security alarm.

The garden features a large sun deck and a spacious timber outbuilding (with a concrete base and lighting.)

An arched entrance porch and front door lead to a spacious reception hall with built-in airing and coat cupboards, and access (via retractable ladder) to the partially boarded roof space.





The dual aspect lounge features a limestone open fireplace (chimney presently capped), and double glazed sliding patio doors to the sun deck and south facing garden.

The kitchen/dining room has fitted units and worktops, ceramic electric hob, cooker hood above, electric oven, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, corner cupboard housing a Glow Worm gas boiler (installed in 2017), tiled floor and UPVC double glazed door to outside.



Bedroom 1 is a double room with fitted shutters and wardrobes. Bedroom 2 is a double room. From the hall, an open archway leads to a study/dressing room with a double glazed patio door to the sun deck and south facing garden. This in turn gives access to bedroom 3.





There is a fully tiled bath/shower room comprising shower cubicle, bath, wash basin and WC. Adjacent to this is a second WC.

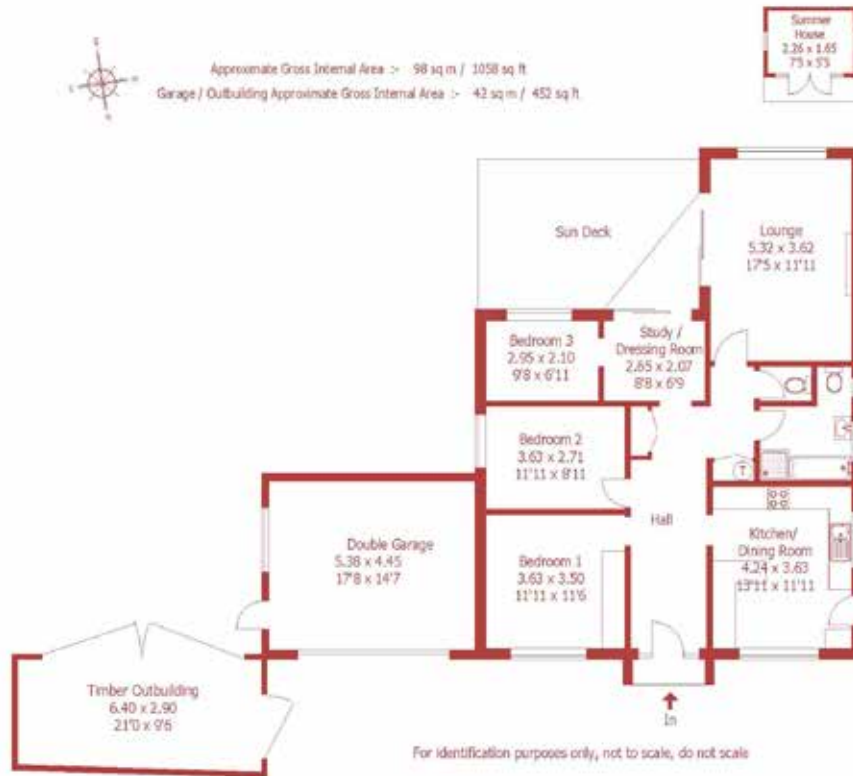
The property stands in an elevated position and is approached off a long sweeping driveway providing off road parking for a number of vehicles and leading to a double garage (with up-and-over door, lighting, power points, side window and door to the garden) which is currently carpeted for use as a gym.

Adjacent to the double garage is a large timber outbuilding with a concrete base, and lighting.

The large front garden is arranged as a wildflower garden and stocked with spring bulbs and some established trees.

A side gate leads to the south facing rear garden which is nicely enclosed by timber fencing, affording a large degree of privacy.





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There is a large timber sun deck adjacent to the property, ideal for al fresco dining, a vegetable bed, and a timber summerhouse with power.

Bearwood offers local shops, a Co-op supermarket, a doctors' surgery and local bus services. The coastal towns of Poole and Bournemouth, both of which offer main-line rail links to London Waterloo, are easily accessible.



Directions: From the Bear Cross roundabout, proceed into Magna Road, passing left hand turnings to Marpet Close and Shapland Avenue. Oak Meadow can be found on the left hand side, adjacent to the Poole Borough sign.

Council Tax: Band E

EPC Rating: Band D











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