



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

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A large 4 bedroom detached country bungalow situated at the head of a long country lane, off the main village road, adjacent to open farmland and greenbelt, and set in gardens, paddocks and grounds of approximately 2.95 acres. The property has planning permission to extend the existing accommodation, and is offered for sale with NO FORWARD CHAIN.

The property has the benefit of a detailed planning permission (ref no: 3/20/1530/HOU) to extend the existing accommodation, granted on 4<sup>th</sup> January 2021.

Originally built in 1969, the bungalow extends to over 2000 sq ft of living space, all on one level. Traditionally constructed, the property has facing red brick elevations under a modern concrete tiled roof.

It benefits from mains electric and water, an oil fired heating system, UPVC double glazed windows, private drainage, and is presented in truly excellent decorative condition throughout, with quality floor coverings.

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 the 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.

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Viewings by appointment  
Price Guide £800,000-£850,000 Freehold





There is a conservatory entrance with a high gabled glass roof, fired earth slate floor, and 2 pairs of sliding double glazed doors lead to the main hallway where there is an exposed brick wall feature. The impressive, double aspect sitting room has an ornamental fireplace, and superb views over the gardens and adjacent farmland. The double aspect kitchen/breakfast room also has superb views over the gardens, paddocks and farmland, with a range of modern working surfaces, kitchen units, single fan oven, ceramic hob, extractor, space for white goods, and space for table and chairs. There is a utility room with worktops, base cupboards, floor standing new oil fired boiler, and a cupboard housing a hot water cylinder.

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

From the main hallway, there is a door to an inner hall where there are bedrooms 3 and 4, and a shower room.

From the lane, there is a 5-bar farm style gate, and a stone driveway and turning area leads to a large, detached garage with electric roller doors, light and power, personal door, and to the rear of the garage there is a useful store/workshop with door to outside.

The domestic curtilage extends to about half an acre which is largely laid to grass and enclosed by mixed hedgerows. There is a stream (a designated boundary between the domestic curtilage and the paddock), and a rectangular paddock which is enclosed by hedgerows and an established hardwood treeline, with a 5-bar entrance gate off the lane.





**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 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.

Council Tax Band: E

EPC Rating: B



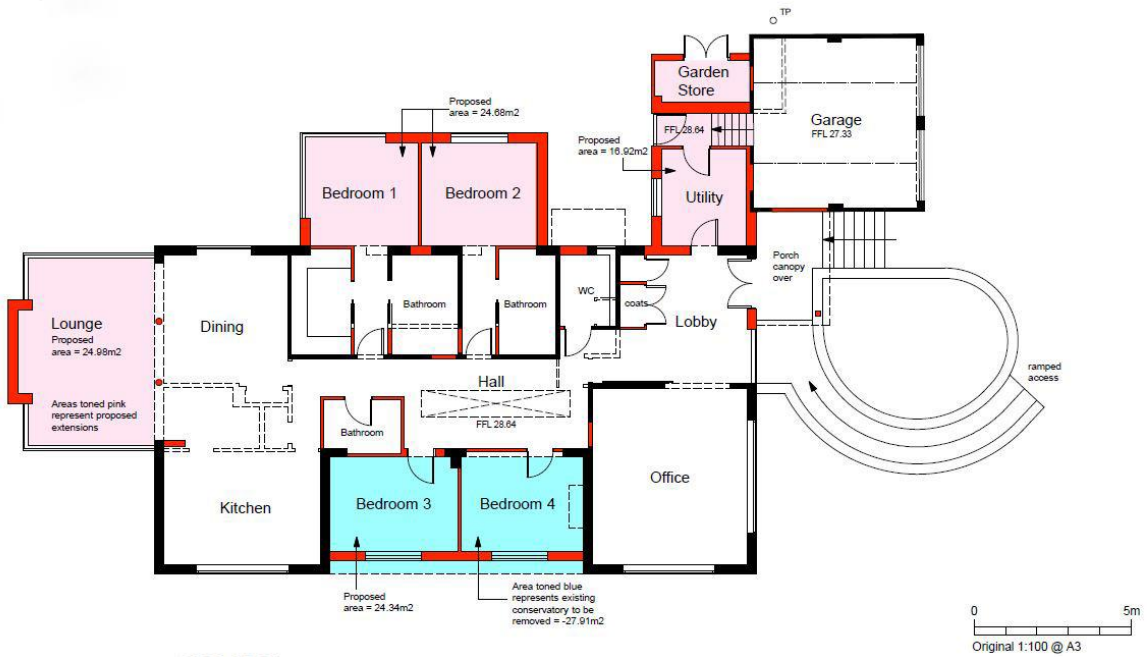
The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.



## Existing Floor Plan



## Proposed Floor Plan



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