



**309 Wimborne Road West,**  
Wimborne BH21 7NW  
**Offers In Excess Of £495,000**





OFFERS IN EXCESS OF £495,000  
FREEHOLD

**\*\*PLANNING APPROVED\*\***

A very rare and exciting opportunity to purchase a spacious two double bedroom detached bungalow positioned on approx 1/4 of an acre.

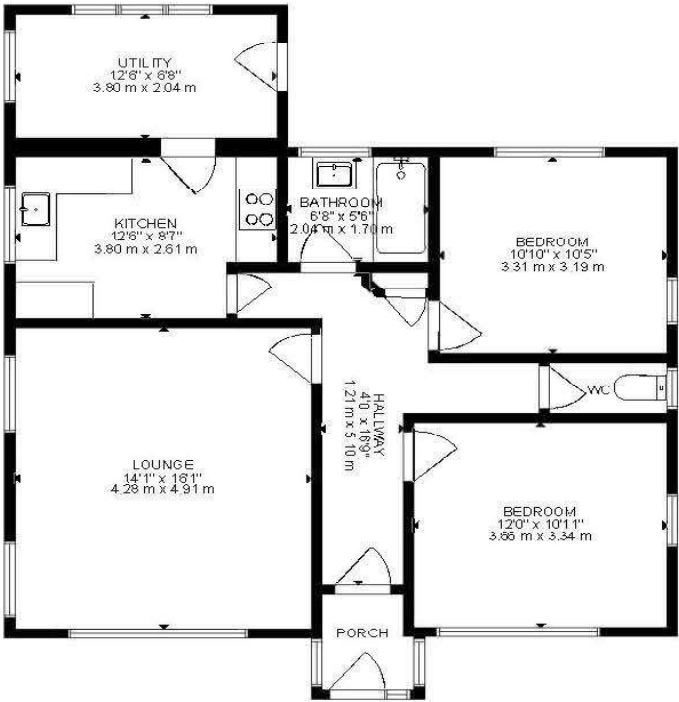
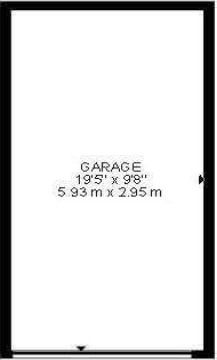
Planning has been granted for a ground floor rear extension, roof extension and new garage (plans are included in the property listing) and further benefits include **NO ONWARD CHAIN.**

Detached Bungalow  
Large Plot Of Approx 1/4 Acre  
Huge Development Potential  
Planning Permission Granted  
No Onward Chain  
Detached Garage  
Parking For Several Vehicles  
Sought After Location  
Two Double Bedrooms  
Additional Loft Room  
EPC E | Council Tax Band D

01202 434365

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GROSS INTERNAL AREA  
TOTAL 1053 SQ FT, 98 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Proposed Bungalow Front (South) Elevation  
Scale 1:100 @ A1



Proposed Bungalow Side (West) Elevation  
Scale 1:100 @ A1



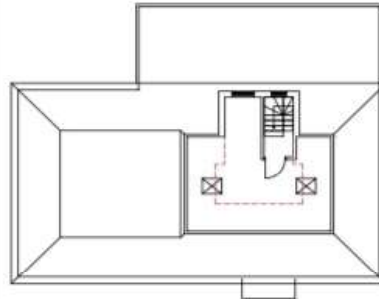
Proposed Bungalow Rear (North) Elevation  
Scale 1:100 @ A1



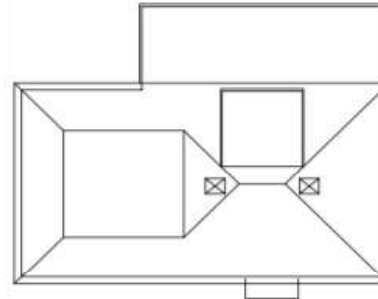
Proposed Bungalow Side (East) Elevation  
Scale 1:100 @ A1



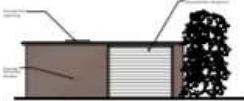
Proposed Bungalow Ground Floor Plan  
Scale 1:100 @ A1



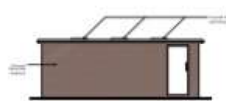
Proposed Bungalow First Floor Plan  
Scale 1:100 @ A1



Proposed Bungalow Roof Plan  
Scale 1:100 @ A1



Proposed Garage Front (South) Elevation  
Scale 1:100 @ A1



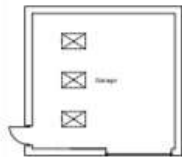
Proposed Garage Side (West) Elevation  
Scale 1:100 @ A1



Proposed Garage Rear (North) Elevation  
Scale 1:100 @ A1



Proposed Garage Side (East) Elevation  
Scale 1:100 @ A1



Proposed Garage Plan  
Scale 1:100 @ A1



Proposed Garage Roof Plan  
Scale 1:100 @ A1

Project:	300 Windome Rd West, Wintborne BH21 7NW
Client:	Mr T Vyas
Drawing Title:	Proposed Drawings
Scale:	1:200 & 1:500 @ A1
Drawing No.:	284 GA 03a

# SHORE

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## LOCATION

Just a short distance from Ferndown town centre, and less than 3 miles from the market town of Wimborne, both of which have an excellent range of shopping, leisure and recreational facilities. For those wishing to create a family home there are a range of good schools nearby and bus routes just moments away giving you easy access to Bournemouth & Poole, which have award winning sandy beaches and a variety of amenities. The nearby A31 provides quick access to the New Forest, Southampton and beyond for the commuter by car.

Winkworth Ferndown

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**Winkworth**