



**Water Lane Farm, Brecon Close**  
Bournemouth BH10 7DY  
**Guide Price £379,950**

**Winkworth**





**GUIDE PRICE £379,950**  
**FREEHOLD**

**This unique and rarely available one double bedroom bungalow is approached via electric gates and tucked away in a quiet haven with direct access onto Stour Valley Nature Reserve from a secluded south facing garden in what feels like the countryside yet is just a short walk from local amenities!**

**Further benefitting from two summer houses, currently arranged as a home office and a guest room. Externally there are pretty communal gardens, allocated parking including a space in a communal garage with eaves storage and 7kw EV car charging point.**

Very Secluded South Facing Garden  
Gate Directly Onto River Stour Nature Reserve  
Communal Garage With Eaves Storage  
& 7kw EV Charger  
Living Room With Log Burner  
Stunning Interior With Character Features  
Rarely Available Property Close To Amenities  
Garden Home Office  
& Further Summer House Arranged As Guest Room

EPC D | Council Tax Band C

**01202 434365**  
**ferndown@winkworth.co.uk**













#### 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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