



WINDERMERE, DOGDEAN, WIMBORNE, DORSET, BH21 4HA
£475,000 FREEHOLD

A 2 DOUBLE BEDROOM DETACHED BUNGALOW WITH A DETACHED DOUBLE GARAGE/OFFICE SITUATED IN A SOUGHT AFTER QUIET COUNTRY LANE ON THE FRINGE OF THE VILLAGE OF FURZEHILL, ENJOYING EASY ACCESS TO WIMBORNE TOWN CENTRE.

SUMMARY:

The property adjoins open countryside, offering lovely rural views, and offers potential for further development, subject to planning consent. It is connected to mains water, electricity and drainage, and has electric central heating and UPVC double glazing.

AT A GLANCE

- 2 double bedrooms
- Living room & kitchen/breakfast room
- Double garage including office space
- Adjacent to fields, with lovely rural views
- Country lane not far from Wimborne town centre



DESCRIPTION:

A corner porch leads to a hallway with wooden flooring and a side window.

To the left is a spacious double bedroom with a large picture window and a fitted double wardrobe. Bedroom 2 is also a double, with a fitted double wardrobe and a window facing the fields. The living room is carpeted, with a window overlooking the side garden.

The kitchen/breakfast room features base and wall units, worktops, fitted electric oven, hob and extractor, and space for fridge, freezer and washing machine. There is a built-in cupboard housing the boiler and the pressurised hot water tank, and a door to outside.

Off the kitchen, the bathroom comprises bath (with shower above), wash basin and WC.

Outside, there is a terracotta patio, and well presented lawns surround the bungalow. Mature hedging separates the property from the fields and the road. A pea shingle and stepping stone path leads around the side of the property to the off road parking area which provides off road parking for multiple vehicles.



The recently constructed double garage features an electric up-and-over door, power and lighting. It currently includes both an office space and a workshop facility.

LOCATION:

Dogdean is an attractive rural hamlet just over a mile from Wimborne town centre, and adjacent to the popular village of Furzehill, which has The Stocks Inn pub/restaurant and a busy post office/shop. Dumpton Preparatory School is close by and there is easy access to first schools at Gaunts Common and Witchampton, Allenbourn Middle School, and Queen Elizabeth's School at Pamphill. The major coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 30 minutes' drive.

COUNCIL TAX:

Band D

DIRECTIONS:

From Wimborne, proceed north on the B3078 towards Cranborne. On leaving the town, proceed past the junction with Burts Hill, and take the third turning on the right into Dogdean. The property can be found on the left hand side.





Approximate Gross Internal Area :- 64 sq m / 685 sq ft

Garage / Office Approximate Gross Internal Area :- 38 sq m / 413 sq ft



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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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