



**Dean Court, Broomhill,
Wimborne
Dorset, BH21 7AR**

A deceptively spacious 5 bedroom detached chalet style home in a popular village about 1.5 miles from Wimborne town centre.

**PRICE GUIDE: £750,000
FREEHOLD**



Christopher

Batten

in association with

Winkworth



There is excellent ground floor accommodation comprising a superb open plan kitchen/dining/living area with access to the garden, a snug, a study, 2 bedrooms and a shower room. The first floor consists of 3 bedrooms, all with en suite facilities.

Traditionally built as a bungalow in 1971, the property was extended in 2018 to create the first floor rooms. It is connected to mains electricity and water, and has private drainage, oil fired central heating (with an external boiler), and UPVC double glazing throughout.

There are post office/shops at Furzehill and Colehill, and Wimborne offers an excellent range of amenities. The coastal towns of Poole and Bournemouth are within about 20 minutes' drive.

A covered entrance way (with oak down timbers) leads to a large entrance hall with Amtico flooring and an under stairs cupboard.



3



5



4



There is a shower room with large walk-in double shower, vanity unit, wash basin, concealed cistern WC and towel radiator.

The dual aspect living room has a fireplace (with oak beam and inset wood burning stove), Amtico flooring, and double doors to the garden. An archway leads to a superb kitchen/dining area overlooking the garden, with work surfaces, stainless steel sink, a range of units, wine rack, range cooker (with ceramic top, 2 ovens and grill), extractor, integrated dishwasher and Daewoo American style fridge-freezer. A further archway leads to a conservatory/utility area with cupboards, space for white goods, and door to outside.

There is a snug overlooking the front garden, and a study to the rear which could be used as a single bedroom. Bedroom 4 is a spacious double room with a built-in storage room housing the pressurised hot water vessel, and bedroom 5 is a spacious double room overlooking the rear garden.

From the hall, stairs lead to a first floor landing with rooflights and a built-in cupboard.



Bedroom 1 is a spacious double room with a roof-light, fitted wardrobes and an en suite bathroom (with bath, wash basin, WC and rooflight.)

Bedroom 2 is a large double room with fine views over fields beyond, and an en suite shower room (with shower cubicle, wash basin and WC.)

Bedroom 3 is another large double room with a superb view over fields, and an en suite shower room (with shower cubicle, wash basin and WC.)

A shingle driveway leads to an excellent parking area and space (subject to planning consent) for a garage/carport. The front garden is enclosed by a high conifer and beech hedge and is laid to lawn with an apple tree and shrubs including roses.

The rear garden offers complete privacy, being enclosed by mixed hedges and close boarded fencing. It has a large lawn, a raised deck, a covered gazebo/barbecue area, Indian sandstone pathways, and a timber shed.





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



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



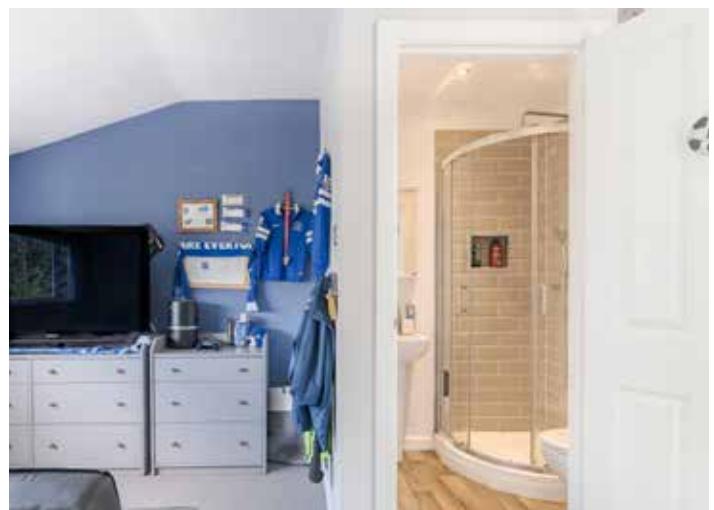
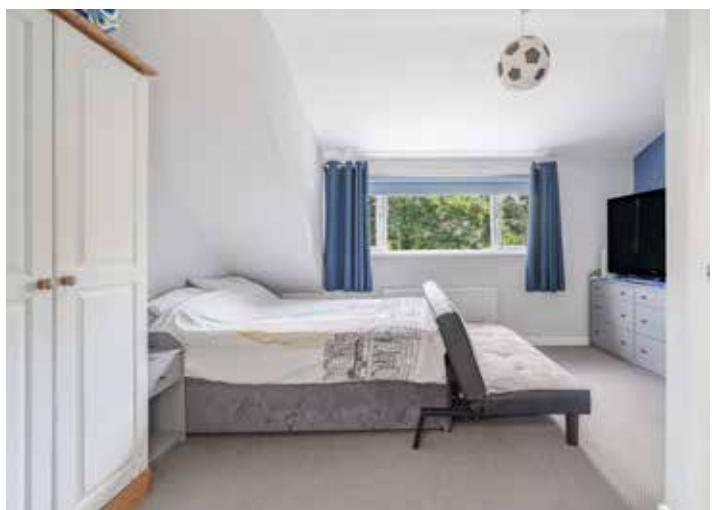
LOCATION: Broomhill is a small, picturesque village nestled in beautiful Dorset countryside, with a pub, The Barleymow Inn, and the popular family-run garden centre, Stewarts. It enjoys easy access to amenities in Colehill, Holt, Gaunts Common and Furzehill, and is set about 3 miles from the market town of Wimborne Minster which is well equipped with retail, education and leisure facilities. The A31 to Ringwood and Southampton is nearby, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

DIRECTIONS: From Wimborne, proceed up Rowlands Hill and along Wimborne Road. At the war memorial, turn left into Colehill Lane. At the crossroads, with St Michaels Church on the left, proceed straight head and continue along Colehill Lane towards Broomhill. Proceed past the left hand turning to the Barley Mow Inn, and the property can be found on the left hand side.

COUNCIL TAX: Band F

EPC RATING: Band E







Christopher
Batten in association with

Winkworth