



31 Wheelers Lane, Bearwood,
Bournemouth, Dorset, BH11 9QQ

A handsome 4 bedroom, 3 reception room, 2 bathroom detached house featuring a double garage and outbuildings, set in a generous plot in a secluded location.

PRICE GUIDE: £600,000-£625,000
FREEHOLD

Council Tax: Band F
EPC Rating: Band D





This attractive and well proportioned family home offers ample off road parking, and great potential for modernisation.

An enclosed entrance porch leads to a large reception hall with a large stone fireplace and a bow window providing views of the beautiful front garden. Off the hall there is a study, and an under stairs WC.

There is a spacious lounge with a stone fireplace, a bow window looking onto the rear garden, and an archway to a dining area with double doors to the garden.

The galley kitchen is equipped with units, a stainless steel sink, a fitted double oven, and an electric hob with an extractor above. An AGA is fitted and connected but currently not in use.



3



4



2



A doorway leads to the utility room, which contains a Glow Worm gas central heating boiler, a sink, cupboards, appliance space, and single and double doors to outside.

The staircase rising from the entrance hall has two turns before reaching the first floor landing, which has 2 loft hatches. To the left is a spacious family bathroom featuring a bath (with shower above), a WC, a wash basin and a cupboard. To the right, there is a shower room.



Bedroom 1 is a large double room with fitted wardrobes, overlooking the front garden, and there are 3 further bedrooms, 2 of which have fitted wardrobes.

To the front, a driveway provides ample off road parking. The front garden includes mature borders, a spacious lawn, and a mature tree and shrub boundary, providing a haven for birds.

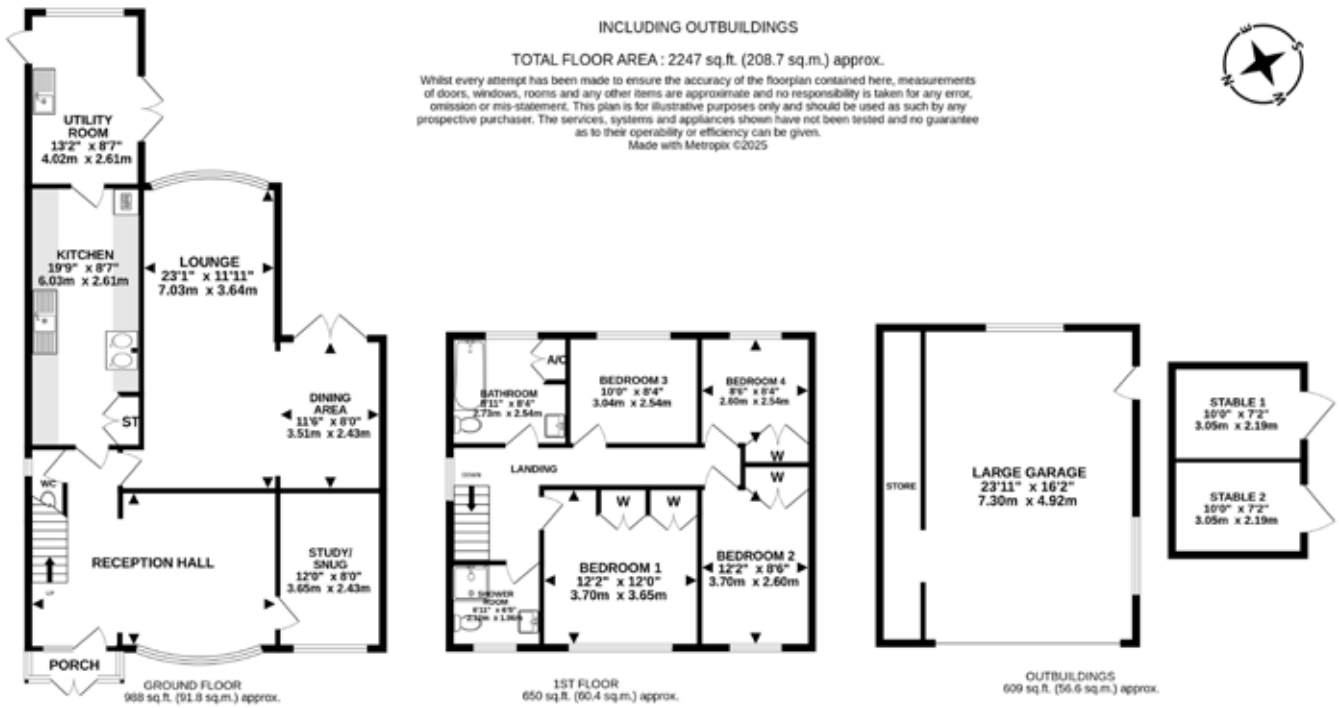


There is access on both sides of the property to the rear garden, via a brick wall and an arched timber gate to the right, leading to a rear patio bordered by a high wall and flower bed.

On the left, double gates on brick pillars lead to further secure parking and the large, brick built garage, which has an up-and-over door, rear and side windows, power and lighting. The roof was replaced approximately 7 years ago, although there are signs of shrub ingress.

A side storage area of breeze block construction can be accessed through an archway within the garage. A UPVC courtesy door leads out to a pathway giving access to further outbuildings, originally designed as stables, constructed of breeze blocks, with timber doors (not currently watertight.) There are signs of an electrical supply, but this has not been tested. In front of the stable block is a hardstanding area that leads out onto the property's lawn. There is a greenhouse in need of renovation.





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The garden includes a lawn with mature beds, and boundaries including breeze block walls, fence panels and mature evergreen trees. A central decorative red brick area likely once housed flower beds. This characterful garden will benefit someone with the time and energy to restore it to its former glory.

LOCATION: Bearwood offers local shops, a Co-op supermarket, a primary school/nursery, a doctors' surgery and local bus services. The coastal towns of Poole and Bournemouth, both of which offer mainline rail links to London Waterloo, are easily accessible, as is the market town of Wimborne Minster.

DIRECTIONS: From Merley, follow Queen Anne Drive, which becomes the A341 Magna Road. As you enter Bearwood, turn right into King John Avenue. Take the first turning on the right into Wheelers Lane. At the T-junction, turn left, which is also Wheelers Lane, and number 31 can be found on the left hand side.







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