



3 Brookside Manor
240 Leigh Road
Wimborne
Dorset, BH21 4BP

A spacious 4 bedroom detached chalet style house with a south westerly facing rear garden, on a small courtyard development within about 1.5 mile's level walk of Wimborne town centre, for sale with NO FORWARD CHAIN.

ASKING PRICE: £700,000
FREEHOLD



Christopher
Batten

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The courtyard comprises just 4 properties which are set in landscaped communal grounds and approached off a private driveway which runs through an attractive barn style arch. Number 3 is located in the corner of the development and has large side and rear gardens of its own.

Built in 1984 and occupied by the present owner since new, the house has facing brick elevations and an ornate roof of small plain tiles. It is connected to all mains services, with gas central heating and double glazing, and has been well maintained.

The large reception hall has an under stairs cupboard and a cloakroom.



 3  4  2



There is a dual aspect lounge with fireplace, gas fire, and patio door to the garden, a spacious dining room with a fitted wall unit, and a study with deep storage cupboards.



There is a well proportioned kitchen/ breakfast room with oak-faced units, ample worktops, Neff ceramic hob, extractor, Neff electric oven, fridge-freezer and Bosch dishwasher, and a separate utility room (with Worcester gas boiler, space and plumbing for washing machine and tumble dryer, and door to outside.)

There is also a ground floor bedroom with fitted furniture.

The first floor landing features a vaulted ceiling, a skylight, a retractable ladder to the roof space, and a double airing cupboard housing a pressurised hot water cylinder.



The large, dual aspect principal bedroom has built-in wardrobes and an en suite bath/shower room with a 4-piece suite.

Bedroom 2 has a dual aspect, and 2 built-in wardrobes, bedroom 3 has built-in wardrobes, and there is a family bath/shower room with a 4-piece suite.

Outside there is a double garage with lighting, power points and a personal door to the rear garden. A side gate leads to the gardens which extend to 2 sides of the house and offer a south westerly aspect and a large degree of privacy. Features include a large paved terrace, lawns, well stocked borders, a rose arbour, a timber chalet, and a trellis with climbing shrubs.

Local shops are available in Leigh Road and Wimborne Road West.



Approximate Gross Internal Area :- 197 sq m / 2122 sq ft
Garage Approximate Gross Internal Area :- 30 sq m / 324 sq ft



For identification purposes only, not to scale, do not scale
Drawn using existing drawings and dimensions



DISCLAIMER:

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The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.





Directions: From Wimborne, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. Proceed past Northleigh Lane on the left, and the courtyard known as Brookside Manor can be found on the right hand side, just before the new housing development on the right.

Council Tax: G EPC Rating: D





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