



Rosemere, Broomhill
Wimborne, Dorset, BH21 7AR

A 3 bedroom detached bungalow with a double garage and 1/4 acre gardens backing onto fields, in the delightful village of Broomhill, about 3 miles from Wimborne town centre.

OFFERS IN THE REGION OF:
£650,000 FREEHOLD



Christopher
Batten

in association with

Winkworth



Built by its current owners in 1957, this is the first time Rosemere has been for sale. It is now in need of modernisation but offers great potential for improvement.

A porch with windows leads to a spacious entrance hall with loft hatch and 2 built-in cupboards. There is a large dual aspect sitting room with a bay window to the side.

The kitchen, which looks onto the rear garden, has a fitted double oven, an electric hob, a larder and a built-in cupboard, and leads to a large utility room (which has been used as a second kitchen.)

From the utility room there is access to a wet room and a large reception room/bedroom (with fitted storage and a sliding patio door to the rear garden.)



 2  3  2



At the front of the bungalow there are 2 spacious double bedrooms, one of which has a built-in wardrobe.

The third bedroom/study has fitted and free standing storage, and there is a bathroom with adjacent separate WC.

The bungalow stands in the middle of the plot, with ample space on all 4 sides, and offers excellent off road parking and a double garage.



The gardens include a pond (with small bridge over), mature borders, a rustic timber pergola, large lawns, a small patio, a range of trees and shrubs, and open views to the rear over the adjacent fields. A small brick outbuilding attached to the rear of the bungalow is in need of repair due to a collapsed ceiling, and there are 2 timber sheds and a greenhouse in need of replacement.



Agents' Note: The private drainage system is deemed to be non-compliant with current regulations, and anybody who requires a mortgage to purchase the property should make their own enquiries as to their lenders' own requirements. In our opinion, most lenders will require a drainage system to be updated prior to release of funds or as part of their agreement to lend.

LOCATION: Broomhill is a picturesque small 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.





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.



DIRECTIONS: From Wimborne, proceed up Rowlands Hill and along Wimborne Road. At the war memorial, turn left into Colehill Lane and proceed past St Michaels School. At the crossroads, proceed straight ahead, passing the Barley Mow pub on the left, and on to Broomhill. Rosemere can be found on the left hand side, just before the next crossroads.

COUNCIL TAX: Band F

EPC RATING: Band E







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