



The Grange

88 High Howe Lane, Bournemouth, BH11 9QX

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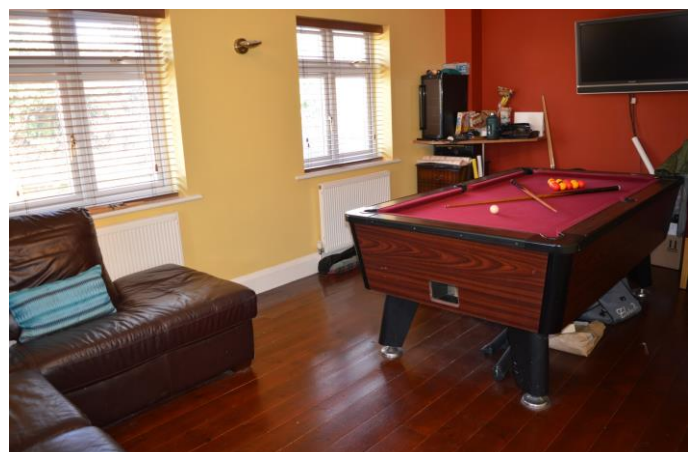
A well presented, spacious, 5 bedroom detached family house with 4 large reception rooms, double garaging and ample off road parking, for sale with NO FORWARD CHAIN, in an established residential location.

Built in 1928, the property retains a number of character features including open fireplaces and a wealth of attractive bay windows, and has been extended and refurbished to form a large, comfortable family home. The house has been well maintained and the flexible accommodation benefits from gas central heating and double glazing.

The Grange is situated in a quiet backwater setting close to Bearwood which has a supermarket, local shops, schools and local bus services, and enjoys easy access to the market town of Wimborne Minster and the coastal town of Bournemouth, which has a mainline rail link to London Waterloo.

- Sitting room with open fireplace
- Dining room
- Large games room
- Spacious conservatory
- Well fitted modern kitchen
- 5 bedrooms
- 2 en suite and family bathroom
- Ample off road parking
- Double garaging
- Character features

Viewings by appointment
Price Guide £667,000 Freehold





A covered entrance way leads to a long reception hall with a central archway and an under stairs cupboard. There is a cloakroom with WC and wash basin.

The charming sitting room features an open fireplace with 3-quarter overmantel, a bay window to the rear, a square bay to the side, and a side door to the garden. To the front there is a large, dual aspect games room.

There is an attractive dining room with open fireplace, bay window overlooking the rear garden, and double doors to the kitchen which has been re-fitted with an excellent range of Wren units, a central island, granite worktops, integrated dishwasher, 5-burner gas hob, Bosch cooker hood, space for fridge-freezer, Bosch double oven and microwave, and retractable larder.

Double doors lead to a large conservatory with French doors to the garden terrace.

Off the kitchen there is a utility room with Belfast sink, space and plumbing for washing machine, and wall mounted Glow Worm gas boiler.

From the reception hall, a staircase (with turned spindles) leads to a 3-quarter landing. The galleried first floor landing has a central archway. Bedroom 1 is a large, dual aspect room with a square bay window to the side, a bay to the rear, an extensive range of fitted wardrobes, and an en suite bath/shower room (with corner shower, bath, WC, wash basin and towel radiator.)

Bedroom 2 is a spacious, dual aspect room with an en suite shower room (comprising shower, wash basin, WC and towel radiator.) Bedroom 3 has a bay window to the rear, and bedroom 4 has fitted wardrobes and a decorative fireplace.

There is also a fifth bedroom, and a family bath/shower room (with corner shower, bath, wash basin, WC, feature glass block wall and concealed lighting.)





A wide driveway extends to the side of the house, providing ample off road parking and leading to a detached DOUBLE garage with lighting and power points. The front garden has additional parking, and the nicely enclosed, private rear garden features a large terrace and a lawn.

DIRECTIONS: From Wimborne, proceed south along Poole Road and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive, which becomes Magna Road. In Bearwood, turn right into Shapland Avenue. After a short distance, turn right into Spicer Lane. Bear left into High Howe Lane, and The Grange can be found on the left hand side.

COUNCIL TAX: Band D

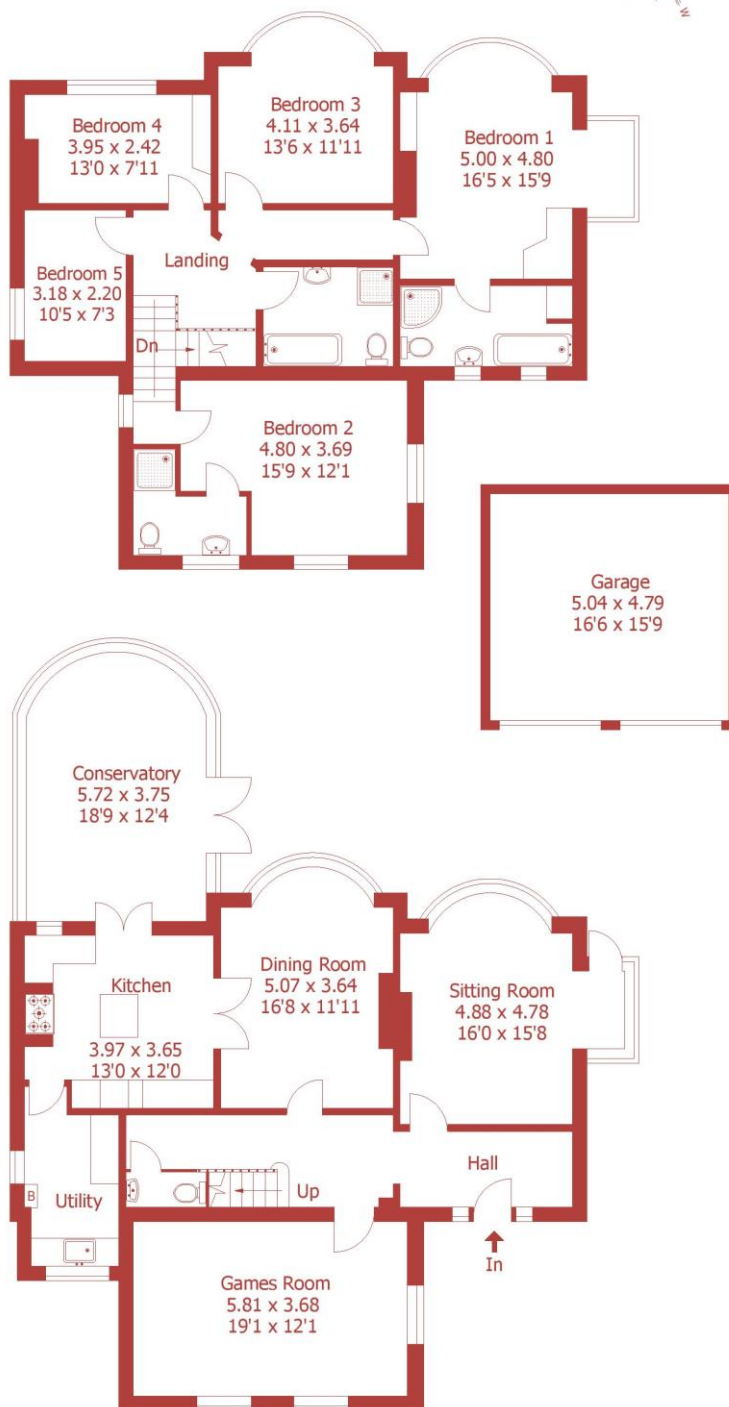
EPC RATING: Band D



88 High Howe Lane, Bearwood

Approximate Gross Internal Area :- 221 sq m / 2375 sq ft

Garage Approximate Gross Internal Area :- 24 sq m / 261 sq ft



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

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