

Detached Chalet Style 3-Bedroom House in Wonderful Countryside Setting

Tenure: Freehold Approx 123 sq meters (1324 sq ft)

**Brackenview, off Burts Lane,
Mannington, Wimborne. BH21 7JU**

Price Guide £500,000

- Entrance Hall
- Through Lounge
- Dining Area
- Kitchen/Breakfast Room
- Rear Lobby leading to Bedroom/Office
- Sun Room
- 3 Double Bedrooms
- Bathroom & Cloakroom
- Good-Sized Plot of just over half acre
- Lots of potential to improve!

Detached Swiss Style Chalet House in wonderful countryside setting with lots of potential to improve and modernise. The property occupies a good-sized plot extending to circa half an acre, in the small hamlet of Mannington, approximately 5 miles north of the historic town of Wimborne.

The property has been in the same ownership for over 60 years and now it's time for the family to sell the property to a new owner who will have the rare opportunity to place their own stamp on the house, with numerous options available including the possibility of extending subject to the necessary planning consents etc.

Approached via a gravel lane from Burt's Lane, Mannington, the property enjoys a quiet, peaceful setting surrounded by fields.

Approximate Room Dimensions & Brief Description:

Enclosed Hall: Cloaks cupboard.

Hall: Under stairs storage cupboard. Stairs to floor.

Cloakroom: Wash basin & WC.

Lounge: Feature fireplace with solid fuel stove. Triple aspect windows.

Dining Area: Door to Sun Room.

Kitchen/Breakfast Room: Range of floor and wall cupboards. LPG cooker point. Space for fridge/freezer.

Space for washing machine. Door to rear lobby & Porch to:

Sun Room: A large space in need of significant repair. Door to garden.

Bedroom/Office: A double-sized room with double aspect windows.

FIRST FLOOR

Landing: Linen cupboard.

Bedroom 1: Front aspect window & door to Balcony. Field views. Built-in wardrobes.

Bedroom 2: Rear aspect window overlooking rear garden. Field views. Built-in wardrobes.

Bedroom 3: Rear aspect window with field views. Built-in wardrobes.

Wide Driveway providing excellent off-road parking & leading to:

Double Garage: In need of significant repair.

Garden: Mature garden predominantly laid to lawn. The plot in all, will extend to approximately half an acre.

Council Tax Band 'F'

Energy Rating 'G'



Plot Plan for identification only



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

Ref W04798



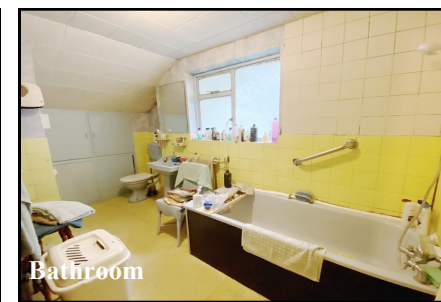
Large Lounge



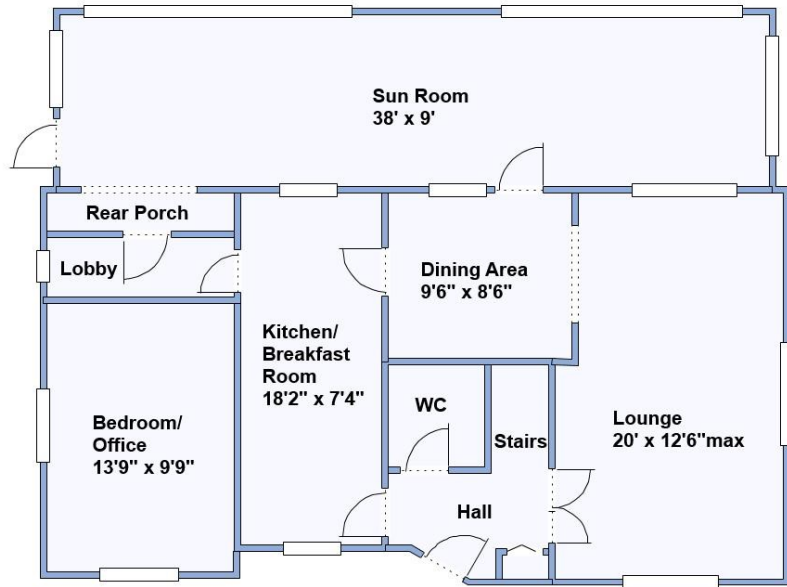
Kitchen/Breakfast Room



Dining Area



Bathroom



This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.

