



Instinct Guides You



£750,000

## Church Lane, Buckland Ripers, Weymouth

- No Onward Chain
- Sat In Large Beautiful Grounds
- Four Double Bedrooms
- One Bedroom Annex
- Three Reception Rooms
- Triple Garage
- Versatile Accommodation
- Backing Onto Fields



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Wilson Tominey are delighted to offer Holly Brow, a SPACIOUS VERSATILE detached bungalow sat with in LARGE STUNNING GROUNDS with SWEEPING DRIVEWAY, TRIPLE GARAGING and SEPARATE ANNEX situated in the popular hamlet of BUCKLAND RIPERS

Stepping inside this great property you instantly gain a feeling of space from the initial entrance and large hallway providing access to all rooms.

The sitting room of the main section of the property is a large dual aspect room accessed via a split level dining room creating a great open plan area perfect for modern living and entertaining. Double doors into the sun room provides views over the garden helping bring the outside in with doors leading out onto the patio from both the dining room and sun room.

The kitchen breakfast room which is adjacent, is a well proportioned room with a good selection of eye and base level units with some built in appliances and space for a dining room table and chairs. A useful utility room is found opposite with space for white goods and access into the garage and garden.

Three double bedrooms form part of the main bungalow all with fitted wardrobes and all either having garden views to the front or side.

To finish the main accommodation is the bathroom with fitted shower unit, wash hand basin and wc.

The annex is attached at the rear of the property offering flexibility of use, either forming part of the main accommodation or used completely independently as an annex.

The sitting room benefits lovely views of the garden with double doors onto the connecting patio, being a generous sized light and airy dual aspect room. The kitchen is adjacent with space for appliances perfectly connecting the sitting room to the bedroom with walk through dressing area and en-suite bathroom.

The grounds are simply splendid, offering seclusion with mature trees and lawns surrounding the property with long gravelled driveway accessed via a cattle grid leading to a double and single garaging





**Sitting Room 21'9" plus bay x 14'9" (6.65 plus bay x 4.52)**

**Sun Room 13'8" x 6'3" (4.17 x 1.93)**

**Dining Room 12'0" x 11'10" (3.68 x 3.63)**

**Kitchen/Breakfast Room 19'3" x 9'10" (5.89 x 3.02)**

**Utility Room 10'4" x 10'2" (3.15 x 3.10)**

**Bedroom One 16'2" max x 10'5" (4.95 max x 3.18)**

**Bedroom Two 12'4" x 9'10" max (3.76 x 3.02 max)**

**Bedroom Three 11'8" x 11'3" max (3.56 x 3.45 max)**

**Annex**

**Annex Sitting Room 14'4" x 14'2" (4.39 x 4.34)**

**Annex Kitchen 11'6" x 6'9" (3.53 x 2.06)**

**Annex Bedroom 12'11" x 12'7" max (3.96 x 3.84 max)**

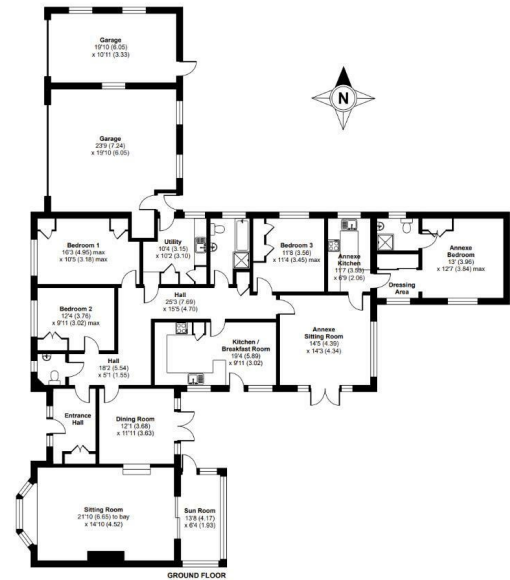
**Double Garage 23'9" x 19'10" (7.24 x 6.05)**

**Single Garage 19'10" x 10'11" (6.05 x 3.33)**

**Holly Brow, Church Lane, Buckland Ripers, Weymouth, DT3**

Approximate Area = 3016 sq ft / 280.1 sq m (Includes Annex / Garages)

For identification only - Not to scale



 Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced by Wilson Tomney Ltd. REF: 10460498. ©WilsonTomney 2023.

