



3 Brookside Manor, 240 Leigh Road, Wimborne,

A handsome and exclusive four or five bedroom, two bathroom detached family property situated in a quiet and convenient location, within a select development of executive homes offering stunning gardens and superior scope to improve.

Guide Price
£700,000
Freehold

**Symonds
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ESTABLISHED 1858

Brookside Manor Leigh Lane Wimborne

- A handsome detached family home situated in a convenient location
- An exclusive private development with a handful of similar homes
- Deceptively spacious, with a lovely mature garden
 - Ample off road parking and a double garage
 - Four bedrooms, three reception rooms and two bath/shower rooms
- In need of some updating in areas with excellent scope to improve
- An excellent school catchment, close to amenities and good road links
 - Vendor suited

Viewing strictly by appointment
Symonds & Sampson
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A large executive family home with a handsome façade, situated in a small enclave together with a handful of similar homes on this exclusive development.

The property boasts over 2400sq ft of space (including the garage) and offers wonderful family accommodation.

This family home is offered to the market for the first time in over 25 years. Situated in a good position for well renowned schools with amenities close by and excellent road links to larger towns and cities.

The property has four bedrooms, three reception rooms and two bath/shower rooms and although the home requires a small amount of modernisation, it also offers excellent scope to extend and improve if so desired. With beautiful and mature wrap-around gardens to the rear giving superb seclusion and privacy whilst also enjoying a detached double garage, ample parking and set in a lovely development of similar homes.

Other features in the home include a large sitting room, a separate dining room, a large kitchen with a utility room

and ground floor W/C. There are three first floor bedrooms as well as two bath/shower rooms. The home benefits from double glazing, all mains connections and gas fired central heating.

Built in 1995 the property is accessible via a long gravel driveway and an attractive barn style arch. It is traditionally built, with facing brick elevations and an ornate roof of small plain tiles. Local shops are within a quarter of a mile. Wimborne offers an excellent range of amenities. The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 20 minutes' drive.

Internally

The property has a lovely feel and a good flow with ample reception rooms. In total, there are three/four receptions rooms with the fourth also having the option to be ground floor bedrooms. There is a study, as well as a dining room and a large dual aspect sitting room with patio doors to the garden. The garage could be incorporated into the property, however also offers superb storage and additional space, there is a rear access door from the garage leading to the

garden. All ground floor windows have external blinds/awnings and the internal windows all have fitted blinds.

Externally

The property enjoys off road parking as well as a double garage. To the rear of the home is a lovely garden which has been well stocked with mature tree borders, an array of colourful flower beds as well as screening by way of thick and mature hedges. The garden itself is South West facing and has a lovely tranquillity.

Services and agents note

All mains services.

EPC - D

Council Tax Band - G

Residents Association to pay £125 per quarter to cover the cost of maintaining the drive, communal areas and lighting.

Leigh Road, Wimborne

Approximate Area = 2088 sq ft / 193.9 sq m

Limited Use Area(s) = 34 sq ft / 3.2 sq m

Garage = 324 sq ft / 30.1 sq m

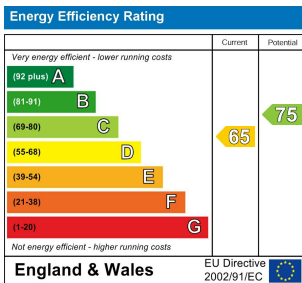
Total = 2446 sq ft / 227.2 sq m

For identification only - Not to scale

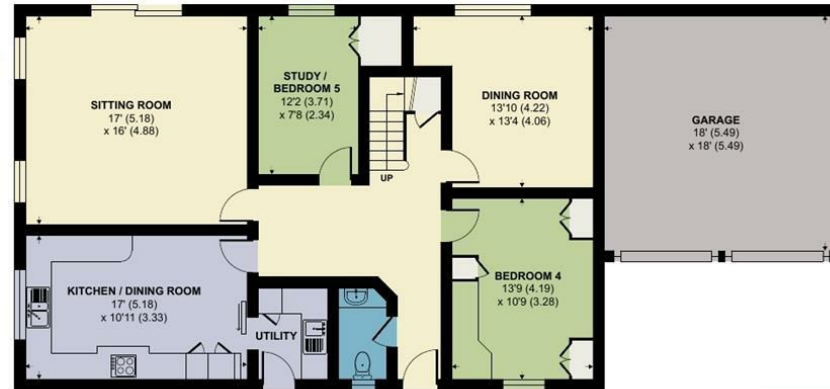


Directions

From Wimborne, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road, and passing Hayes Lane on the left. The development can be found on the right hand side, before the left hand turning to Bytheway Field.



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Symonds & Sampson. REF: 1052145



WIM/NW/APR24



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