



**Rare Opportunity—5-Bedroom Chalet Bungalow in Delightful Location**

**Tenure: Freehold**

**Approx 165 sq meters (1776 sq ft)**

**Rose Cottage, Sandy Lane,  
Three Legged Cross, Wimborne.  
BH21 6RH**

**Price £650,000**

- Wonderful Rural Location
- Stabling & Outbuildings
- Entrance Hall
- Lounge/Dining Room
- Large Kitchen/Diner PLUS Utility Room
- 5-Bedrooms
- En-Suite Shower Rooms, Bathroom & Shower Room
- Exceptional Parking & Double Garage
- Delightful Garden
- Viewing Recommended !

A rare opportunity to acquire a spacious chalet style property, owned and cherished by the present owner of over 50 years, on a substantial plot. Set at the end of a long gravel track, the property boasts equestrian facilities including and direct access to delightful bridleways & countryside. The bungalow has been extended to all sides over many years creating a spacious, interesting home that could accommodate a large family. There is a large area of garden mainly laid to lawn, with a spacious patio area. Overall the garden enjoys a good degree of privacy & sunshine. In addition, the property benefits from a large block driveway providing ample off road parking, and a fantastic detached double garage.

#### Accommodation with Brief Description:

**Entrance Hall:** Storage cupboard. Stairs to first floor.

**Lounge/Dining Room:** An impressive room with feature brick fireplace having a large wood burning stove. 2 sets of double doors to garden.

**Study/Bedroom 4:** A peaceful room with view of garden.

**Kitchen/Diner:** Fitted kitchen with a range of wood fronted units. Range style electric cooker. Inset sink unit. Plumbing for dishwasher. Worcester oil fired boiler (installed 2023). Tiled floor. Ample space for dining suite with 2 sets of double doors leading to the garden.

**Utility Room:** A range of fitted cupboards & inset sink unit. Space for washing machine & tumble dryer. Door to garden front courtyard.

**Bathroom:** White suite comprising panelled bath, wash basin & WC.

**Bedroom 1:** Generous double bedroom with built-in wardrobe.

**Bedroom 5:** A single bedroom with view of garden.

**Shower Room:** Walk-in shower with thermostatic shower, pedestal wash basin & WC.

#### FIRST FLOOR

**Landing:** Deep storage cupboard.

**Bedroom 2:** Generous double bedroom with window having far reaching view over the fields. Fitted wardrobes & dresser unit.

**En-Suite Shower:** Shower cubicle, pedestal wash basin & WC. Extractor fan.

**Bedroom 3:** Double bedroom with skylight window overlooking garden.

**Bedroom 4:** Generous single bedroom with skylight window overlooking garden.

**Oil Central Heating (new boiler installed 2023).** Part double-glazing.

#### Outside:

**Wide Block Driveway** opening to Courtyard, providing excellent 'off-road' parking for a number of vehicles.

**Detached Double Garage:** Twin up & over doors. Side door. Power & light.

**Rear Garden:** Large rear garden which is predominantly laid to lawn with a paved patio to the rear of the bungalow. The garden has ornamental trees and shrubs and enjoys an excellent degree of sunshine & privacy. Outside taps. Side gates.

**Block-built Stable Block.**

**Location:** Nestled on a large plot in a mature gravel lane accessible to local amenities, protected bridleways & good road connections to surrounding areas such as Verwood, West Moors, Ringwood & Wimborne.

**Mains Electric & Water.**

**Private drainage:** Septic tank

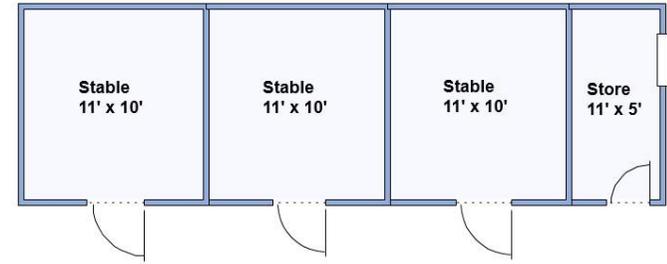
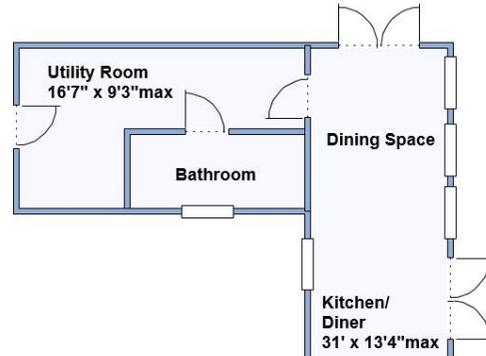
**Council Tax Band:** 'F'      **Energy Rating;** 'tbc'



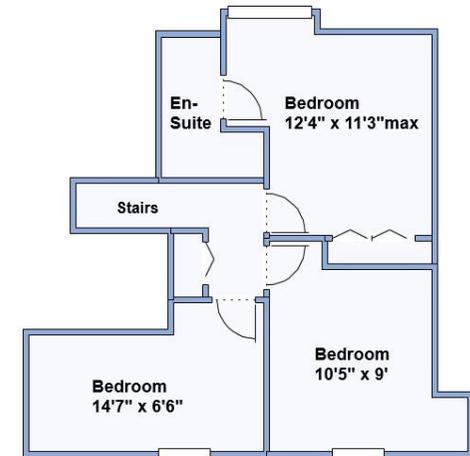
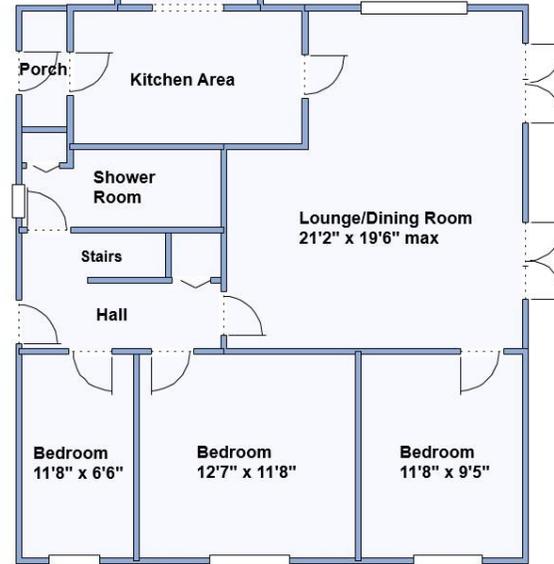
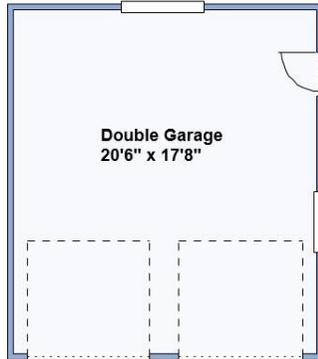
**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.      Ref W05083



This floorplan has been prepared for Diagrammatic purposes only. All measurements are approximate. Not to scale.



Paved Courtyard





Quiet Rural Location



Rare Opportunity



Spacious Property



Double Garage & Substantial Outbuildings



Approached via tree lined lane

Quiet  
Location