



FOR SALE
HEARNES
01202 890890

HEARNES

WHERE SERVICE COUNTS

Ham Lane
Longham, Dorset, BH22 9DP

FREEHOLD PRICE

£375,000

“A detached chalet bungalow with a 90ft private garden backing onto open fields, with no chain”

This deceptively spacious and well-presented three double bedroom, two bathroom, two reception room detached chalet bungalow has a 90ft private rear garden backing onto open fields and generous off-road parking. Enjoying a popular and convenient semi-rural location and offered with no onward chain.

Ground Floor

- Good sized **entrance hall**
- **Lounge** with a feature fireplace and a double glazed bay window to the front aspect
- **Dining room** with a double glazed bay window to the side aspect and a door through to the kitchen/breakfast room
- **Kitchen/breakfast room** incorporating ample work surfaces, a good range of base and wall units, breakfast bar, integrated oven, hob and extractor, recess and plumbing for a washing machine, a wall-mounted gas fired boiler and a double glazed window overlooking the rear garden
- **Two ground floor double bedrooms**
- Refitted ground floor **wet room** incorporating a walk in shower area, chrome raindrop shower head with separate shower attachment enclosed by a glass shower screen, pedestal wash hand basin, wc, fully tiled walls and flooring

First Floor

- Good sized **double bedroom** with two double glazed Velux roof windows
- **En-suite shower room** finished in a modern white suite to incorporate a shower cubicle, pedestal wash hand basin, wc and fully tiled walls
- The **rear garden** is a superb feature of the property measuring approximately 90ft x 45ft, offering an excellent degree of seclusion surrounded by hedge and fencing and backs onto open fields. Adjacent to the rear of the property there is a large paved patio area enclosed by a low level wall, a summer house with a decked seating area. The remainder of the garden is predominantly laid to lawn whilst at the far end of the garden there are two useful timber storage sheds
- Front driveway and gravelled area providing generous **off-road parking**
- Further benefits include double glazing, a gas-fired central heating system and a security alarm
- Offered with **no onward chain**

The market town of Wimborne is located approximately 3.5 miles away, whilst Ferndown also offers an excellent range of facilities with the town centre approximately 1.5 miles away.

COUNCIL TAX BAND: D

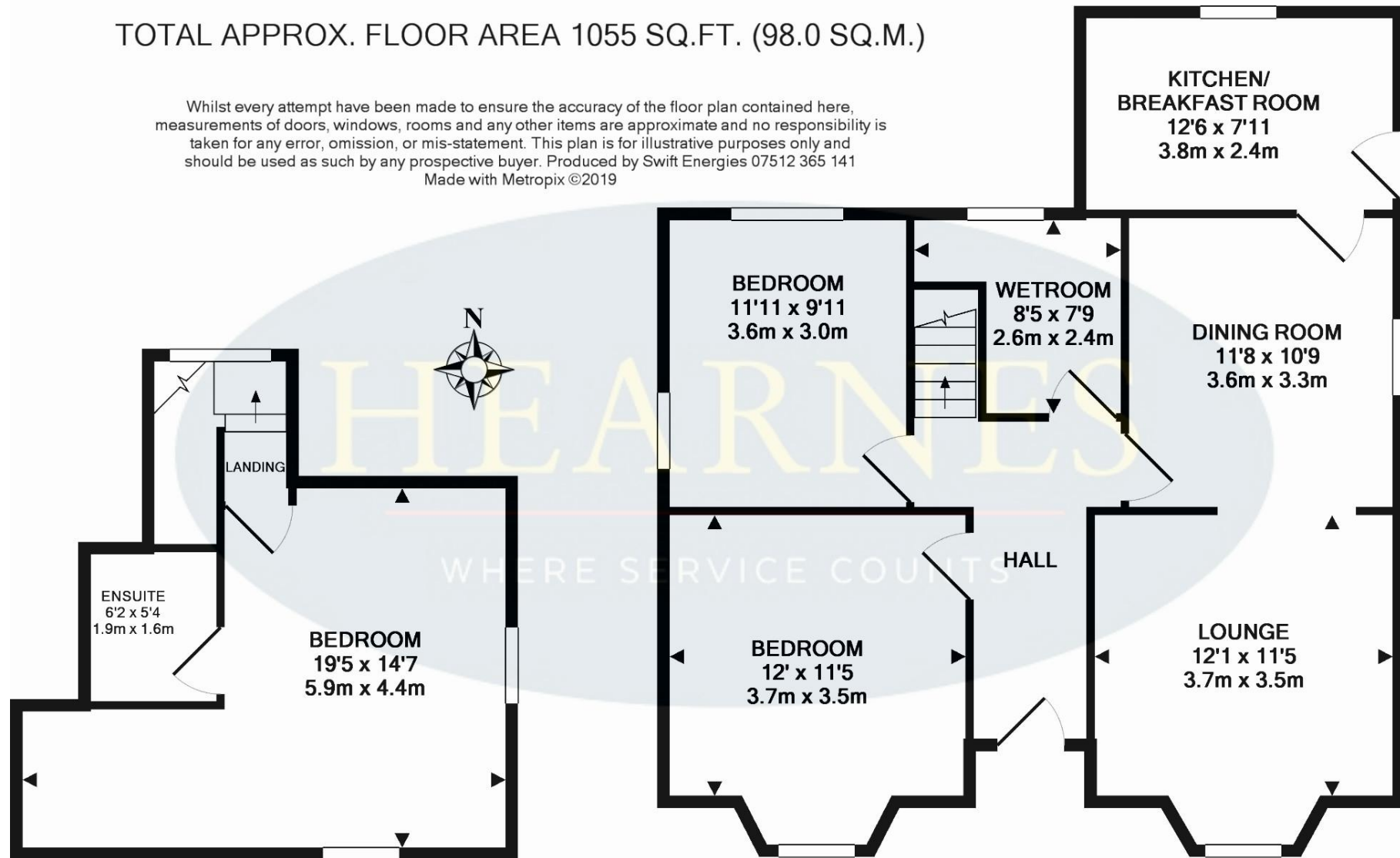
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98.0 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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1ST FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 774 SQ.FT.
(71.9 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



View over the rear boundary