



*Guide Price*

**£795,000**

CLAYTONS, FURZEHILL, WIMBORNE, DORSET BH21 4HD

Freehold



- ◆ DETACHED BUNGALOW
- ◆ SCOPE TO REDEVELOP (STPP)
- ◆ PLOT APPROACHING 0.5 OF AN ACRE
- ◆ THREE DOUBLE BEDROOMS
- ◆ DETACHED DOUBLE GARAGE
- ◆ VILLAGE LOCATION
- ◆ NO FORWARD CHAIN
- ◆ SOLE AGENTS

A rare opportunity to acquire this detached bungalow, which has never been on the open market. Situated on a generous plot approaching 0.5 of an acre in the sought after village of Furzehill, we believe there is scope for redevelopment (STPP) and the home is being offered without a forward chain.

### Property Description

Claytons was constructed in the 1960's and boasts a generous plot within the heart of this sought after village. The accommodation currently comprises a living room, kitchen, family bathroom, utility room, shower room and three double bedrooms, as well as a very versatile loft room. We are strongly of the opinion that the site boasts scope not only for extension but redevelopment (STPP).





## Gardens and Grounds

The plot is well shielded from the road giving a natural degree of privacy and is elevated over the surrounding properties that lie on its boundaries, affording the property southerly views towards Badbury Rings. The plot is approaching 0.5 acres, is regular in shape and is almost entirely laid to lawn. There is an elevated patio spanning the front elevation of the home and there is an attached double garage to the right hand side of the property.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 1409 sq ft (130.9 sq m)

Heating: Oil fired

Glazing: Double glazed

Parking: Driveway for 6 cars & double garage

Garden: South facing

Main Services: Electric, water, drains, telephone

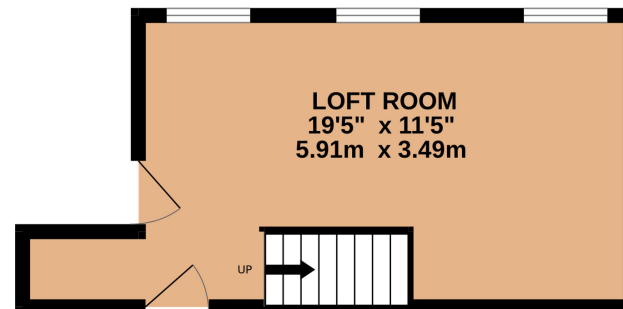
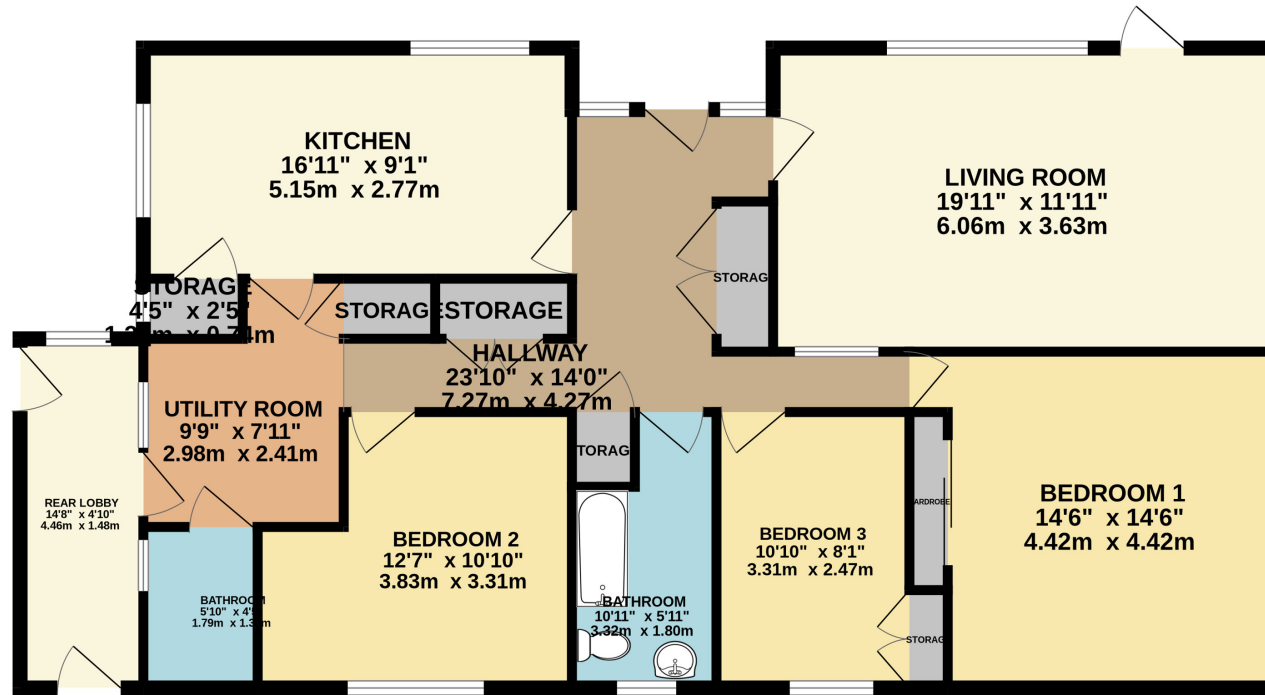
Local Authority: Dorset Council

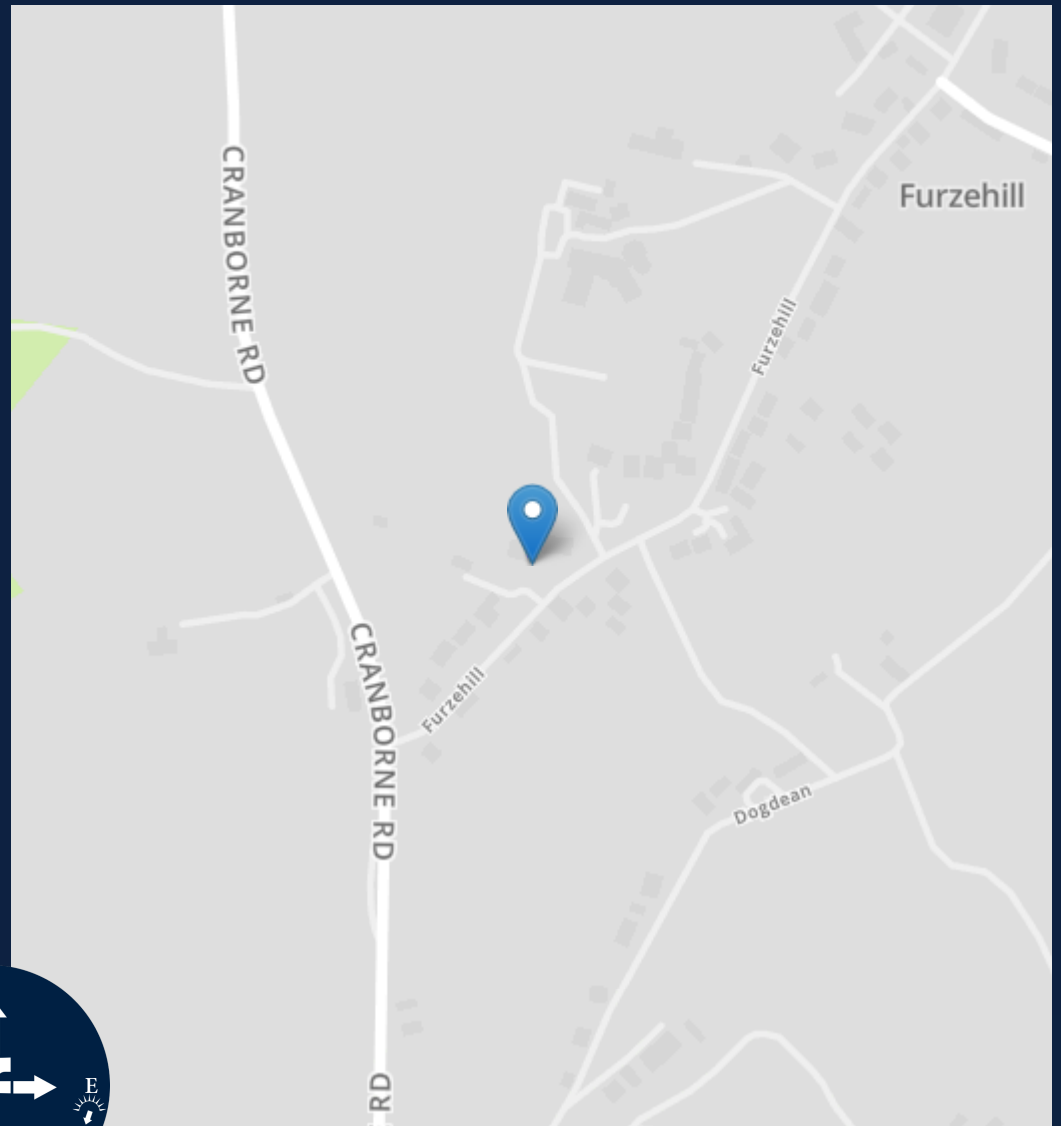
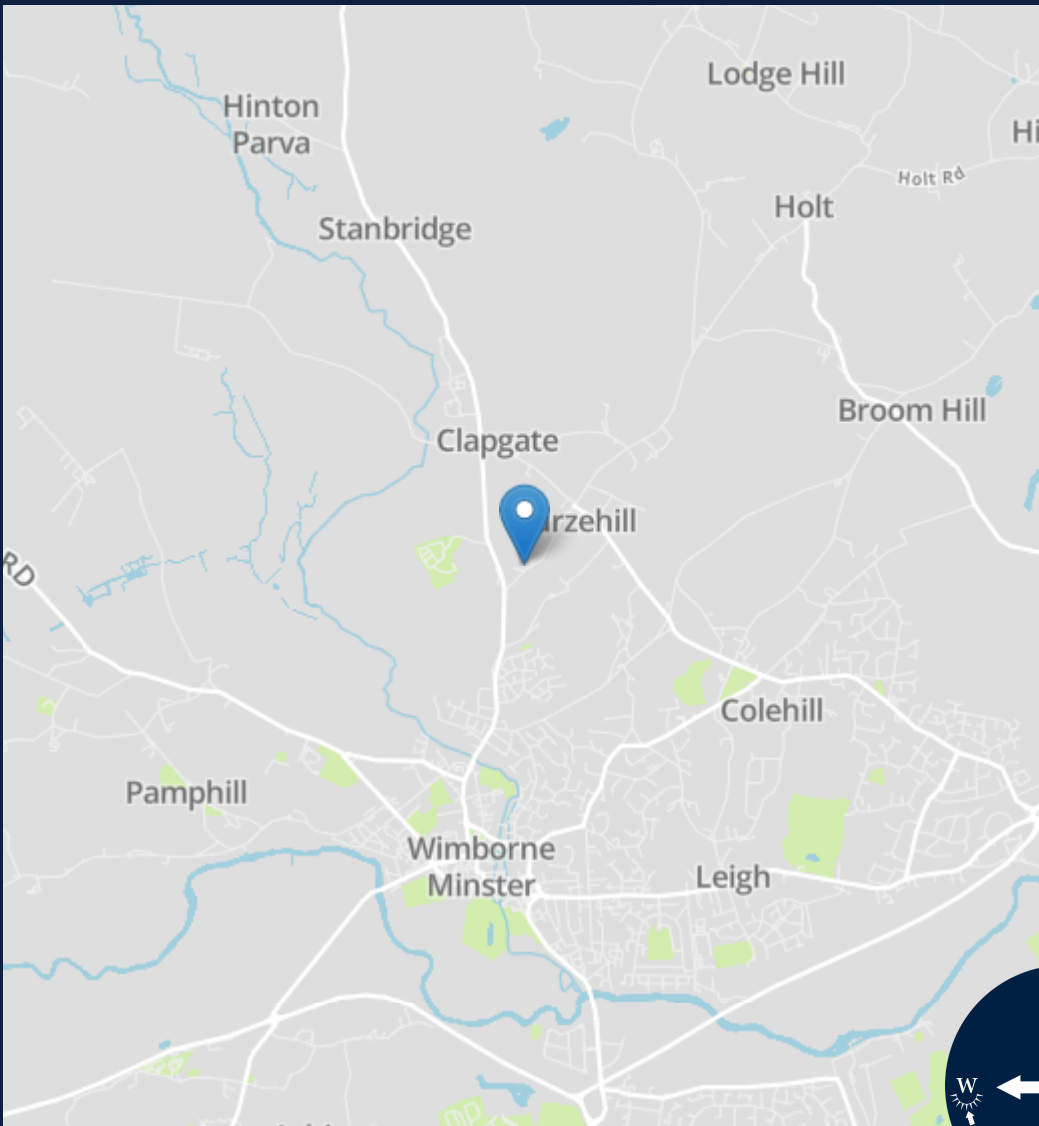
Council Tax Band:F





GROUND FLOOR  
1409 sq.ft. (130.9 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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