



HEARNES
WHERE SERVICE COUNTS

**Longham Mews
Longham, Dorset BH22 9AW**

FREEHOLD PRICE

£375,000

“A deceptively spacious, mews style family home with a larger than average rear garden, single garage and no chain”

This generous sized and well presented three double bedroom, one bathroom, one shower room mews style, end of terrace family home has a larger than average and secluded rear garden, single garage, driveway and is offered with no chain.

This light and spacious family home enjoys a courtyard style setting in a semi-rural location set in a delightful hamlet of Longham, whilst located in close proximity to the river walks along the River Stour and Longham Lakes.

- **A three double bedroom, mews style end of terrace family home with a good size garden, single garage and no chain**

Ground floor:

- **Spacious 18ft entrance hall**
- **Cloakroom** finished in a stylish white suite
- **Open plan 30ft x 18ft lounge/dining room/kitchen/breakfast room**
- **The lounge area** is a generous size reception room with a double glazed window to the front aspect
- **The kitchen/breakfast/dining area** is finished with extensive wood block worktop which continues round to form a breakfast bar, a good range of base and wall units, inset Belfast sink, integrated oven, hob and extractor, space for American style fridge/freezer, integrated dishwasher, recess and plumbing for washing machine, wall mounted gas fired boiler, ample space for dining table and chairs, double glazed window overlooking the rear garden and double glazed French doors giving access

First floor:

- **Spacious landing**
- **Bedroom one** is a generous size double bedroom
- **Spacious en-suite shower room** finished in a white suite incorporating a good size shower cubicle, wash hand basin, WC
- **Bedroom two** is also a generous size double bedroom
- **Bedroom three** is also a double bedroom
- **Spacious family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, pedestal wash hand basin and WC

Outside:

- **The rear garden** is larger than average, is fully enclosed and has a maximum measurement of 55ft x 20ft. the garden incorporates a good size area of lawn, a patio area and gravelled seating area
- **Single garage** located on the end of the block with light and power, up and over door and useful eaves storage
- **The driveway** in front of the garage provides off road parking
- **Further benefits include;** double glazing, gas fired heating system and the property comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. The town centre is located approximately 1.5 miles away. The market town of Wimborne offers a further selection of amenities and is located approximately 4 miles away.

AGENTS NOTE: Each vendor of Longham Mews currently contributes approximately £25 per month for servicing of the communal septic tank. Any remaining funds from each monthly payment are left in a contingency fund or any repairs that may be required.

COUNCIL TAX BAND: B

EPC RATING: D

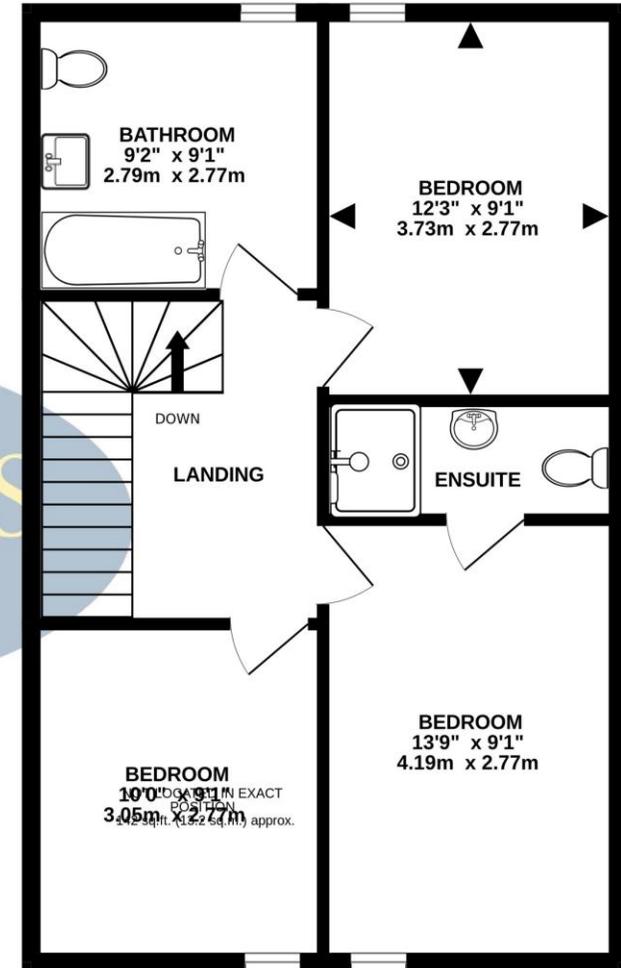
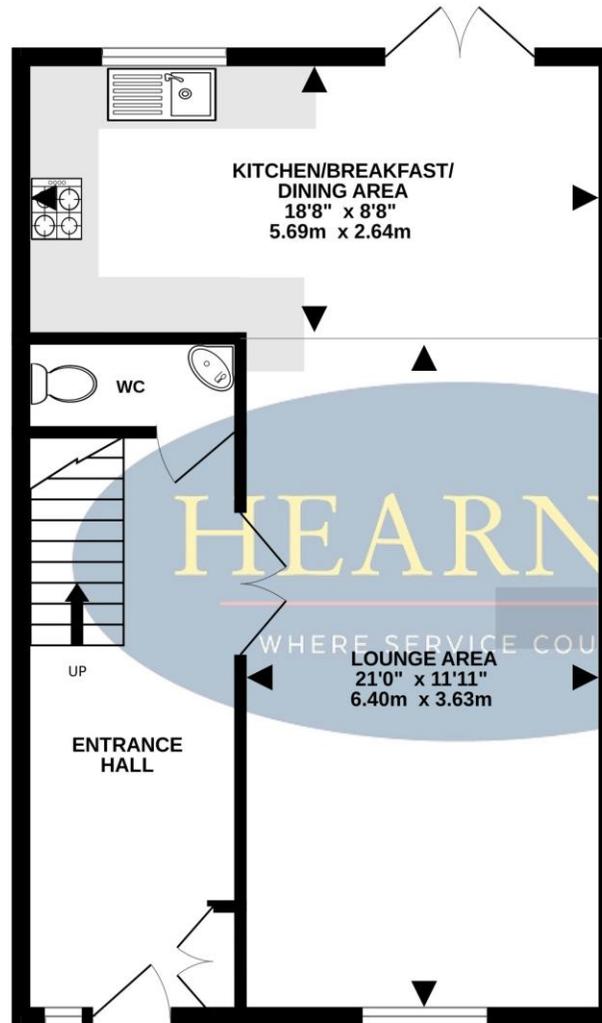
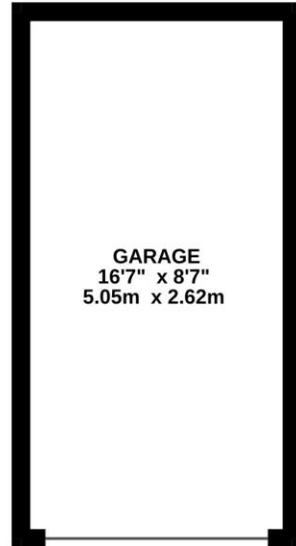
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





GROUND FLOOR
561 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

