

Ham Lane

Longham, BH22 9DP





“Situated in a convenient semi-rural location with 95’ secluded garden, backing onto open fields and offered with no chain”

FREEHOLD GUIDE PRICE £500,000

This immaculately presented and modernised three double bedroom, one bathroom, one shower room detached chalet style family home has a tandem 34’ garage, a secluded 95’ garden which backs onto open fields and a front driveway providing generous off road parking.

This light and deceptively spacious chalet bungalow has undergone a number of improvements, is offered in immaculate condition and comes to market offered with no onward chain.

The property enjoys a popular semi-rural location with open fields to the front and rear of the property. It is also conveniently located for Wimborne and Ferndown.

- **A three double bedroom detached chalet bungalow with a 95’ secluded garden, 34’ tandem garage and no chain**
- **Entrance hall** with stairs rising to the first floor
- **Lounge** with bay window to the front aspect
- 16’ x 11’ L shaped modern **kitchen/dining room**
- The **kitchen area** has been beautifully finished with extensive granite worktops and matching upstands with a good range of base and wall units, integrated oven, hob and extractor, microwave, recess and plumbing for washing machine and tumble dryer with outlet, space for fridge freezer, French doors leading out into the rear garden
- The **dining area** has ample space for a large dining table and chairs and window to the side aspect
- **Ground floor double bedroom** enjoying views over the rear garden with a fitted double wardrobe
- **Additional ground floor double bedroom** currently used as an office with a window to the front aspect
- Modern and spacious **family shower room** incorporating a good sized shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **First floor landing**
- **Bedroom one** is a large 17’ double bedroom with fitted wardrobes, drawer storage and access into the eaves for useful storage and three Velux windows offering glorious countryside views over farmland
- Extremely spacious **family bathroom/shower room** incorporating a good sized shower cubicle, over sized panel bath with mixer taps and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, two Velux windows offering delightful countryside views over farmland

COUNCIL TAX BAND: D

EPC RATING: D

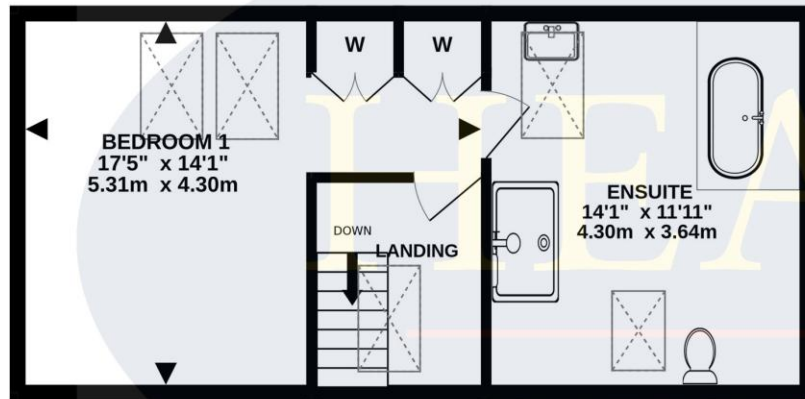




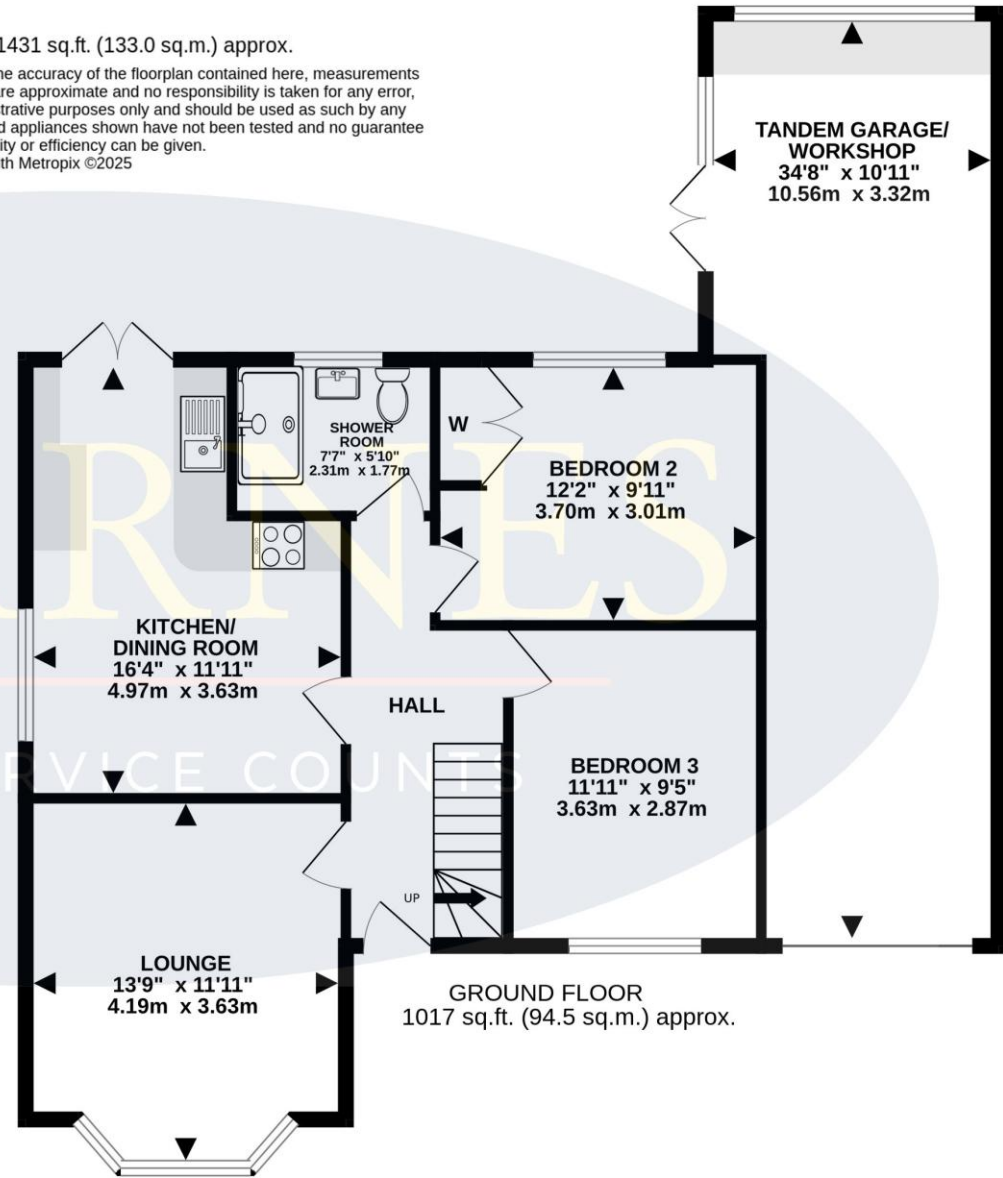


TOTAL FLOOR AREA : 1431 sq.ft. (133.0 sq.m.) approx.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.





Outside

The **rear garden** is a superb feature to the property as it offers an excellent degree of seclusion, measures approximately 95' x 50' and backs onto open fields. Adjoining the rear of the property there is a large paved patio area enclosed by a low level wall with a pond. A side gate opens onto a side driveway and carport. The remainder of the garden is predominantly laid to lawn and is enclosed by a low level hedge. There is a rear pedestrian gate giving access out onto the adjoining farmland.

36' tandem garage/workshop which has a remote control roller up and over door, fitted workbench, double glazed windows, French doors, light and power. A front driveway provides generous off road parking.

Further benefits include double glazing, gas fired heating system, upvc fascia's and soffits, and the property now comes to market offered with no onward chain.

The market town of Wimborne is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located 1.5 miles away.



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