

Shantock Lane, Bovington

£1,650,000

A very rare opportunity to acquire a detached four bedroom family home in need to modernising with planning permission granted in full for the construction of a three bedroom detached family dwelling with detached car port and separate driveway, measuring approx 1,900 sqft, (Ref: 24/01690/FUL). The planning is to remove the existing polly tunnels and structures and garage to the side and create a separate gateway. The property backs and sides onto open farmland and is located down a quiet rural lane on the edge of Bovington Village and Flaunden Village. There is three phase electricity to the property, mains water and a bore hole giving free access to the ground water. The existing house has great potential to be re modelled to create a large kitchen family room and spacious entrance hall.

Ground Floor

Entrance Hall

Front door, window to front driveway, door leading to:

Inner Hallway

Stairs leading to first floor, understairs storage cupboard, doors leading to:

Cloakroom/WC

Window to front, low level WC, pedestal wash hand basin.

Kitchen Diner

Window overlooking the rear garden, a range of wall and base units in a pine shaker style, white granite effect work surfaces, space for dining table and chairs, space for range style cooker, tiled flooring, stainless steel double sink, plumbing for dishwasher. Door leading to:

Utility Room

Door to front, plumbing for washing machine, tiled flooring.

Reception/ playroom

A triple aspect room with sliding patio doors to the rear garden, radiator.

Sitting Room

Feature bay window overlooking the rear garden, brick built fireplace (not operational), wood block flooring, window to side, radiator, french doors leading to:

Family room

Bay window to front, window to side, window to side, wood block flooring, working fireplace with brick surround, coved ceiling.

Reception/study

Located off the sitting room, window to side, sliding patio doors leading to a conservatory room.

Conservatory Room

With a tiled flooring, door to the rear garden.

First Floor

Landing

Loft hatch leading to loft area, doors leading to:

Dressing Room

Window to the rear garden, door leading to master bedroom, door leading to the ensuite.

Ensuite Bathroom

Window to front, fully tiled walls, corner bath with hand held shower attachment, close coupled WC, pedestal wash hand basin, radiator and tiled flooring.

Bedroom One

A double aspect room with open views over the rear garden and farmland, two radiators.

Bedroom Two

A double aspect room with a range of built in wardrobes, radiator, views over open countryside and farmland.

Bedroom Three

A double aspect room with views over open countryside and rear garden.

Bedroom Four

Window overlooking the rear garden and open countryside.

Family bathroom

Window to front, panelled bath, pedestal wash hand basin, shower cubicle with wall mounted shower mixer, close coupled WC, tiled walls and floor.

Outside

Rear and front garden

The plot is laid to grass, the ponds to the rear have recently been filled in and leveled with top soil. There is a spacious gravel driveway and parking for many cars accessed via a five bar gate.

Planning Permission

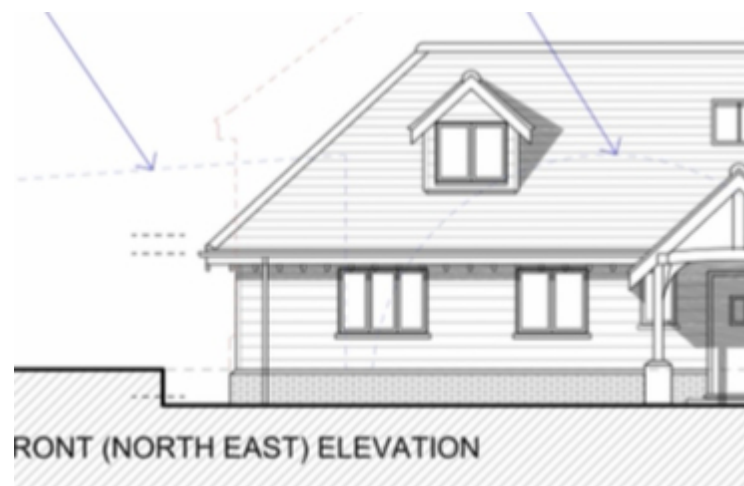
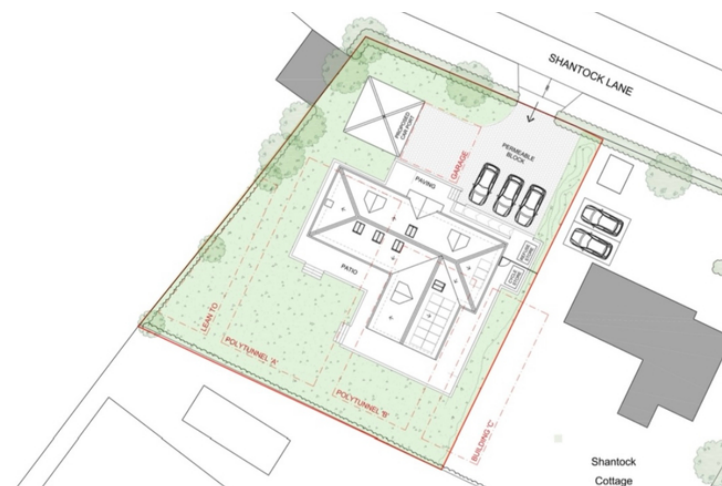
Planning Consent

Planning permission has been granted in full for the following:

Ref: 24/01690/FUL

Removal of existing polytunnels, garage and lean-to shed building and construction of three bedroom detached family dwelling with detached car port.

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