



Wood Lane, Bournemouth  
Dorset, BH11 9NG

# FREEHOLD PRICE

## £425,000

***“Occupying an elevated and secluded southerly facing plot, with a large detached garage in a semi-rural location”***

This superbly positioned three bedroom, two en-suite, two reception room detached character home is nestled away in a delightful semi-rural location whilst occupying a southerly facing secluded plot in an elevated position, enjoying a pleasant, wooded outlook.

The large, detached garage is a particular feature, along with the fact the property has an enormous amount of scope and potential and comes to the market offered with no onward chain.

- **A three bedroom detached family home with a large, detached garage, offered with no chain**

#### Ground Floor:

- **Entrance hall** with understairs cupboard
- Good sized **kitchen/breakfast room** incorporating work surfaces, island unit, base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for a dishwasher, integrated fridge and attractive tiled splashbacks
- **Inner hallway**
- **Utility room** with tiled floor, space and plumbing for a washing machine and a door leading out to the rear garden
- **Cloakroom** with WC and wash hand basin
- 18ft Impressive **dual aspect lounge** with feature fireplace
- **Dining room** with double door leading out to a sunroom
- Double glazed **sunroom**

#### First Floor:

- **Bedroom one** is a generous sized 16ft double bedroom benefitting from an excellent range of fitted bedroom furniture
- Spacious **en-suite bathroom/shower room** incorporating a panelled bath with mixer taps and shower attachment, good sized corner shower cubicle, WC and pedestal wash hand basin
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes, drawer and cupboard storage
- Spacious **en-suite shower room** incorporating a corner shower cubicle, wash hand basin and WC
- **Bedroom three** is a small single bedroom
- Steps and a path lead up through the front garden to the side entrance into the property. The front garden is stocked with many attractive plants and shrubs
- **Rear garden** facing a **southerly aspect**, offering an excellent degree of seclusion and within the garden there is a useful timber storage shed. The rear garden extends round to an area of private side garden
- Detached 18ft x 18ft **garage**, with a driveway in front of the garage providing **off-road parking**
- **Further benefits** include double glazing, a gas-fired heating system and the property comes to the market offered with **no onward chain**

The market town of Wimborne is located approximately 4 miles away, Bournemouth with its miles of sandy bathing beaches is located approximately 5.5 miles away, Ferndown Town Centre is located approximately 3.5 miles away and Poole Town Centre is 5 miles away.

COUNCIL TAX BAND: E

EPC RATING: D



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.

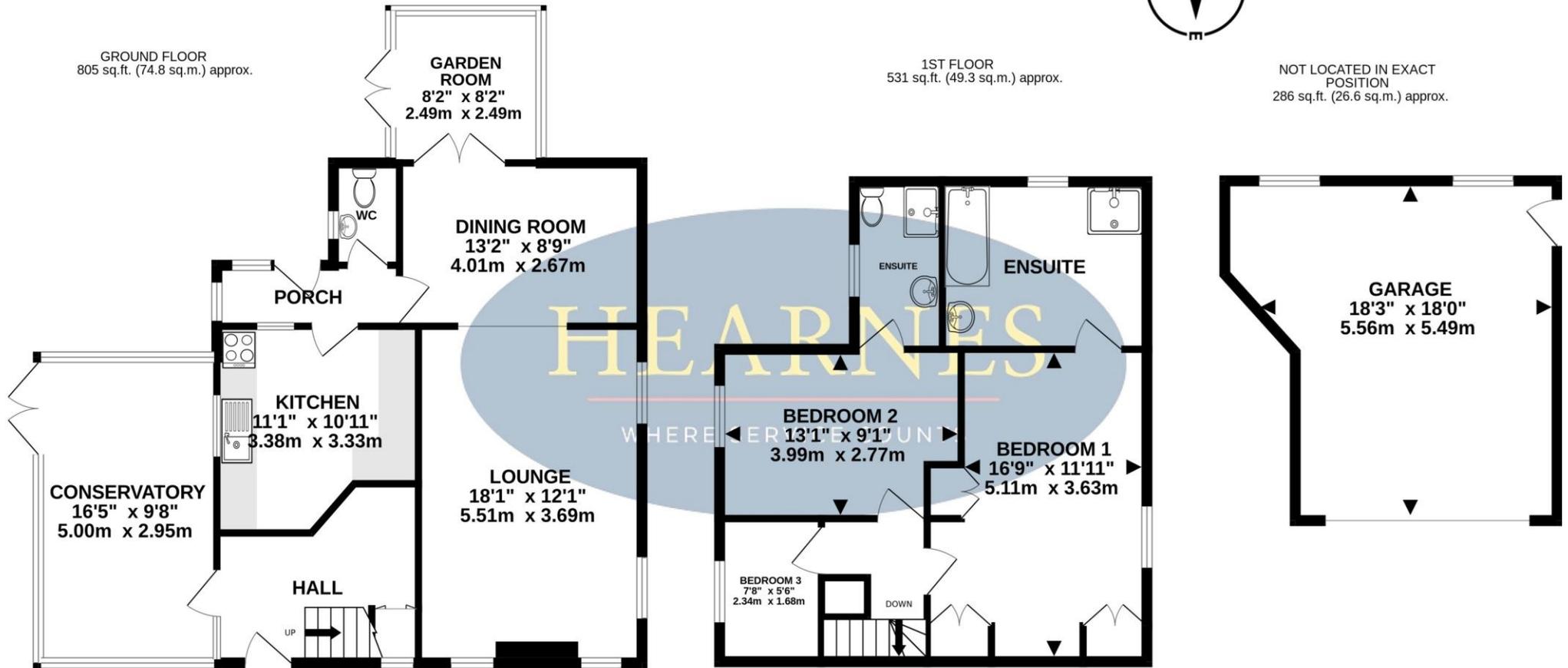


GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.

GARDEN ROOM  
8'2" x 8'2"  
2.49m x 2.49m

1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITION  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 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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