



**Church Lane, Bovington**

**£900,000**

A rare opportunity to acquire a detached family home sitting on a substantial plot, in need of modernisation and with great potential to extend to the side and rear of the property. The property is located within the curtilage of Bovington Village in a quiet rural lane within a minutes walk to to Bovington village high street. The accommodation comprises of four double bedrooms one of which is located on the ground floor with its own shower room, family bathroom, kitchen diner, utility room, conservatory, family room, sitting room. There is a driveway which provides off road parking for 3 vehicles and a double garage. There is a large front garden which has great potential to create off road parking for additional parking. NO UPPER CHAIN.

## Ground Floor

### Entrance Porch

Double glazed composite front door, stairs to first floor, understairs storage cupboard housing electric meters and what is thought to be three phase electrical supply.

### Sitting Room

A double triple aspect room with views to the front and rear gardens, open fire place, radiators, double opening leading to dining room.

### Dining Room

French doors leading to the conservatory room, brick built fire place, (currently not in use). Radiator, TV point.

### Kitchen Diner

A range of wall and base units in light Oak with marble effect work surfaces, double bowl stainless steel sink, quarry tiled flooring, radiator, electric hob with extractor hood, plumbing for dishwasher, built in stainless steel double oven, door leading to larder cupboard, door to covered passageway and door leading to conservatory room.

## Conservatory Room

A timber frame conservatory with dwarf brick wall base wall, double glazed windows and roof, two sets of French doors leading to the rear garden and patio area. Slate flooring, radiator.

### Utility lobby

Range of units, stainless steel basin, doors leading to:

### WC/ Shower room

Window to side. Corner shower cubicle, pedestal wash hand basin, low level WC, radiator.

### Study/ Bedroom Four

Window up the garden, radiator, internet connection.

### Double Garage

Bi folding garage doors, floor standing oil fired boiler which provides heating for office area.

## First Floor

### Landing

Window to front, radiator, doors leading to:

## Bedroom One

A double aspect room with built in wardrobes, radiators.

## Bedroom Two

Window overlooking the rear garden, radiator, picture rails.

## Bedroom Three

Window to to rear garden, radiator.

## Bathroom

Window to side, comprising of a panelled bath, wash hand basin, WC.

## Outside

### To the rear

Mainly laid to lawn with mature beds and shrub borders, surrounded by mature hedging, green house, access to the front garden.

### To the front

A drive way creating off road parking for three cars. There is a large lawn area to the front which has great potential to create further parking. Pedestrian gate leading from Church Lane.

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