



Total Area: 274.9 m<sup>2</sup> ... 2959 ft<sup>2</sup> (excluding greenhouse)  
 All measurements are approximate and for display purposes only



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## Chipperfield Road, Bovington

**£1,250,000**

An opportunity to acquire a Grade 2 listed four double bedroom detached character country home, sitting on an immaculately maintained plot of approx 3/4 of an acre. Located within a short walking distance of Bovington Village centre the property benefits from a two story side extension creating a large double bedroom with and ensuite and a walk in wardrobe. The accommodation comprises of entrance hallway, sitting room, dining room, family room, kitchen diner with walk in larder, utility room, ground floor WC and ground floor shower room. There are four bedrooms and a family bathroom located on the first floor. The rear garden is of a southerly aspect, the front garden has a driveway and parking for 3 to 4 cars, there is also a garage and workshop and additional parking at the rear of the property located up a side driveway.



### Entrance Hall

With Stairs leading to the first floor, quarry tiled floor, storage cupboard, cupboard housing electric consumer unit, window overlooking the rear garden, two radiators, doors leading to

### Cloakroom/WC

Window to rear garden, close coupled WC, wash hand basin, water softener.

### Sitting Room

A double aspect room with feature fireplace, oak mantle and brick hearth, door way leading to storage room with window to the rear. TV point.

### Dining room

Window overlooking the front garden, fireplace, radiator, window to side.

### Kitchen diner

Window overlooking the rear garden, walk in larder cupboard, space for dining table and chairs, a range of wall and base units in oak with granite worktops, built in double oven, four ring gas hob, dishwasher, door leading to utility lobby.

### Utility Lobby

Door and window to the rear garden, stairs leading to the master bedroom, a range of units in oak, plumbing for washing machine, large Belfast sink with chrome mixer taps, oak work surfaces, space for upright fridge/ freezer, door leading to

### Reception Room

With bi folding doors leading to the rear garden, two windows to the front, TV point, two radiators. Coved ceiling.

## First Floor

### Bedroom One

A double aspect room with views over the front and rear garden, door leading to walk in wardrobes, door leading to ensuite shower room.

### En suite bathroom

A white suite with chrome fittings, comprising of a built in shower cubicle with Aqualisa shower mixer with flexible shower hose attachment, bath with hand held shower attachment, wash hand basin recessed into vanity unit, tiled flooring, tiled walls, LED downlighters. Chrome towel radiator.

### Landing

Located off the entrance hallway stairs, doors leading to

### Bedroom Two

A double aspect room with views overlooking the rear garden and countryside, a range of fitted wardrobes, two radiators.

### Bedroom Three

Window to the front, original feature fireplace.

### Bedroom Four

Window to front, radiator.

### Family Bathroom

Window to the rear, a white bathroom suite comprising of a roll top bath, wash hand basin, WC, linen cupboard, partly tiled walls.

## Outside

### Rear garden

An immaculately presented and beautifully maintained garden with mature plants and hedges, gazebo with wisteria, pedestrian access to front driveway and to side lawn. A range of mower sheds, work shop and garage.

### Workshop

A timber frame work shop with vaulted ceiling's, light and power.

### Summer House

Timber frame construction, window overlooking the garden

### Side/rear garden parking area

The property has a right of way up a driveway located between 58 and 60 Chipperfield Road. This is in addition to the main drive and access to the property.

### Detached Garage

A double length timber frame garage with light and power and pedestrian door leading to the rear garden.

### Front Garden

Mainly laid to lawn with mature hedges and shrub borders. There is a driveway for three vehicles and an additional gate leading to another side area which can be made to create additional parking.

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