



4 FOX LANE, WIMBORNE, DORSET, BH21 2EF  
£399,000 FREEHOLD

## A WELL PRESENTED 3 BEDROOM 1930S SEMI-DETACHED HOUSE WHICH HAS UNDERGONE A PROGRAMME OF REFURBISHMENT, AND BENEFITS FROM AMPLE OFF ROAD PARKING AND A LARGE GARDEN. NO FORWARD CHAIN.

### SUMMARY:

The light and airy accommodation benefits from laminate flooring, gas central heating and replacement UPVC double glazed windows. Situated between Wimborne and Ferndown, the property enjoys easy access to a range of amenities including good schools such as Ferndown Upper School, Bournemouth Airport and the A31 towards Southampton and London.



### AT A GLANCE

- Sitting room with wood burner
- Spacious dining room overlooking garden
- NO FORWARD CHAIN
- 3 well proportioned bedrooms
- Large garden and ample off road parking



## DESCRIPTION:

The property formerly had detailed planning permission (passed in May 2016) to build a 2-storey side extension providing additional ground floor space and 2 further bedrooms.

There is a spacious reception hall, off which is a downstairs cloakroom (with WC and wash basin). At the front is a spacious sitting room with a large bay window to the front, and a wood burning stove with fitted units either side of the chimney breast. A wide opening leads through to an attractive dining room with an almost full height bay window overlooking the rear garden, and an excellent range of fitted storage units.

Off the dining room, the kitchen features modern units, Bosch electric oven, induction hob, extractor, space for fridge-freezer, space and plumbing for dishwasher and washing machine, and door to the rear garden.

Stairs from the hall lead to the first floor landing which has a linen cupboard and a retractable ladder to the partially boarded loft.



There are well proportioned double bedrooms to front and rear, both of which have fitted wardrobes and period style tiled fireplaces. Bedroom 3 is a single room to the front. The bathroom comprises a shower bath, a vanity wash basin with cupboard below, a WC, a fitted wall cabinet and electric under floor heating.

A gravelled driveway provides ample off road parking, and timber side gates lead to additional parking and boat/caravan space at the side of the house. The nicely enclosed, long rear garden has a timber sun deck, a lawn, established shrubs, a greenhouse, a shed and a gated rear access.

### **LOCATION:**

Staplehill is a popular suburb equidistant between the centres of Wimborne and Ferndown, with a post office/shop, The Old Thatch Inn and a garden centre. There is easy access to the A31 for Ringwood and the M27 to Southampton, and to Bournemouth Airport. Mainline railway stations are located in the nearby coastal towns of Poole and Bournemouth.

### **COUNCIL TAX:**

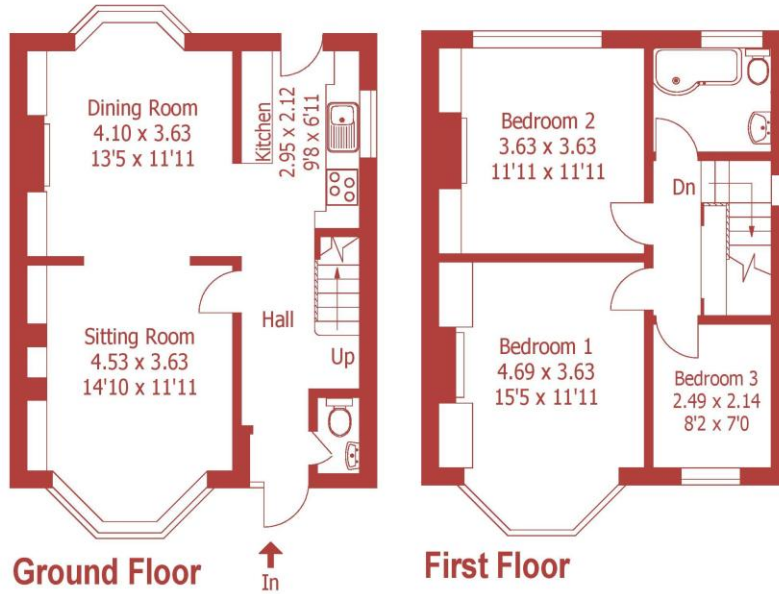
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### **DIRECTIONS:**

From Wimborne, proceed east along Leigh Road towards Ferndown. At the Canford Bottom gyratory, take the fourth exit into Ham Lane. Fox Lane can then be found immediately on the left hand side.



Approximate Gross Internal Area :- 93 sq mt / 999 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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