

Rare Opportunity—5-Bedroom Chalet Bungalow with Equestrian Facilities

Tenure: Freehold Approx 165 sq meters (1776 sq ft) Substantial Plot approx 10 acres

**Rose Cottage, Sandy Lane,
Three Legged Cross, Wimborne.
BH21 6RH**

Price £1,100,000

- Wonderful Rural Location
- Extensive Stabling & Outbuildings
- Entrance Hall
- Lounge/Dining Room
- Large Kitchen/Diner PLUS Utility Room
- 5-Bedrooms
- En-Suite Shower Rooms, Bathroom & Shower Room
- Exceptional Parking & Double Garage
- Delightful Garden
- Rural Location with direct access to Bridleways

A rare opportunity to acquire a spacious chalet style property, occupied by the present owner of over 50 years, on a substantial plot of approximately 10 acres. Set at the end of a long gavel track, the property boasts significant equestrian facilities including a large field shelter, 2 block-built stable blocks with tack rooms and enjoys the horse riders dream, direct access to bridleways & countryside.

The property also has a range of options, perhaps the keeping of live stock or a self-sufficient lifestyle living off the land.

The bungalow has been extended to all sides over many years creating a spacious, interesting home that could accommodate a large family. There is a formal area of garden which enjoys privacy & sunshine. In addition, there are a number of useful outbuildings, storage areas and a detached double garage.

Accommodation with Brief Description:

Entrance Hall: Storage cupboard. Stairs to first floor.

Lounge/Dining Room: An impressive room with feature brick fireplace having a large wood burning stove. 2 sets of double doors to garden.

Study/Bedroom 4: A peaceful room with view of garden.

Kitchen/Diner: Fitted kitchen with a range of wood fronted units. Range style electric cooker. Inset sink unit. Plumbing for dishwasher. Worcester oil fired boiler (installed 2023). Tiled floor. Ample space for dining suite with 2 sets of double doors leading to the garden.

Utility Room: A range of fitted cupboards & inset sink unit. Space for washing machine & tumble dryer. Door to garden front courtyard.

Bathroom: White suite comprising panelled bath, wash basin & WC.

Bedroom 1: Generous double bedroom with built-in wardrobe.

Bedroom 5: A single bedroom with view of garden.

Shower Room: Walk-in shower with thermostatic shower, pedestal wash basin & WC.

FIRST FLOOR

Landing: Deep storage cupboard.

Bedroom 2: Generous double bedroom with window having far reaching view over the fields. Fitted wardrobes & dresser unit.

En-Suite Shower: Shower cubicle, pedestal wash basin & WC. Extractor fan.

Bedroom 3: Double bedroom with skylight window overlooking garden.

Bedroom 4: Generous single bedroom with skylight window overlooking garden.

Oil Central Heating (new boiler installed 2023). Part double-glazing.

Outside:

Wide Block Driveway opening to Courtyard, providing excellent 'off-road' parking for a number of vehicles.

Detached Double Garage: Twin up & over doors. Side door. Power & light.

Rear Garden: Large rear garden which is predominantly laid to lawn with a paved patio to the rear of the bungalow. The garden has ornamental trees and shrubs and enjoys an excellent degree of sunshine & privacy. Outside taps. Side gates.

Useful Outbuildings: To the front of the plot, sits a yard with substantial shed for storing machinery or use as workshop.

The land is set out as paddocks with Large field shelter.

2 Block-built Stable Block with adjoining tack rooms.

Location: Nestled on a large plot in a mature gravel lane accessible to local amenities, protected bridleways & good road connections to surrounding areas such as Verwood, West Moors, Ringwood & Wimborne.

Mains Electric & Water.

Private drainage: Septic tank

Council Tax Band: 'F' **Energy Rating:** 'tbc'

The plot has been highlighted for identification purposes only. It is not a 'land registry' plan and any purchaser will have to assure themselves of the correct boundary lines.



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05083



Spacious Kitchen/Diner leading to garden



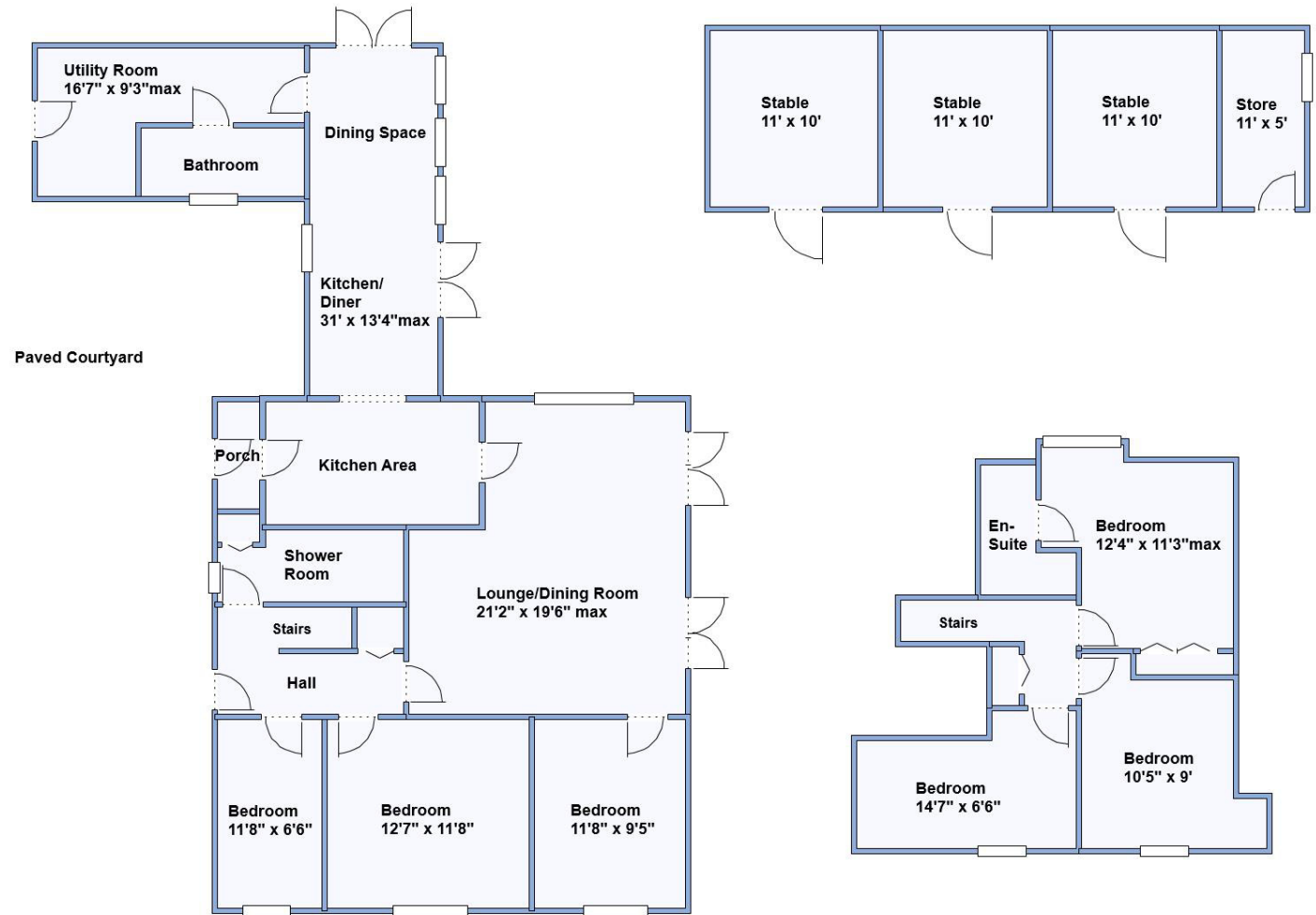
Large Dining Area



Utility Room



This floorplan has been prepared for Diagrammatic purposes only.
All measurements are approximate.
Not to scale.





Quiet Rural Location



Rare Opportunity



Spacious Property



Double Garage & Substantial Outbuildings



Approached via tree lined lane

Quiet
Location



Substantial Plot of approx 10 acres



Peaceful, Rural Setting



2 x Stable Blocks & Tack Room



Peaceful Location



2 x Stable Blocks & tack Room

Equestrian facilities