

1c Brackendene,

Gravel Hill, Wimborne, BH21 1RW

HARDWICK
ESTATE AGENTS

A modern, beautifully appointed detached bungalow with 3 double bedrooms and 2 bathrooms set within a small gated development

- Less than 10 years old with remaining warranty
- Quiet, gated development
- Less than 1.5 miles to Wimborne
- 3 double bedrooms
- 2 bath/shower rooms
- Large extended garden room
- Oversize garage
- Luxurious kitchen and bathrooms
- Gas fired, underfloor central heating
- PV solar panels
- No onward chain

ASKING PRICE:

£725,000 (Freehold)

EPC RATING:

Band - B

















Property Description:

Set within a select development of just seven individually designed homes, this property is an exceptional detached bungalow offering a rare combination of contemporary design, generous proportions and turnkey presentation. Constructed less than ten years ago and occupying a peaceful position on the edge of Wimborne, the property enjoys both privacy and convenience in equal measure.

The accommodation is thoughtfully arranged and immaculately presented throughout. A welcoming reception hall immediately sets the tone, featuring two useful fitted storage cupboards and providing access to all principal rooms.

At the heart of the home is a striking, well-appointed kitchen, fitted with a comprehensive range of base and eye-level units complemented by granite worktops and a matching central island. A full suite of integrated appliances enhances both functionality and aesthetic appeal, while a separate utility room provides additional storage and space for white goods, ensuring practicality is seamlessly integrated into the design.

The sitting room offers a comfortable and elegant space in which to relax, centred around a feature fireplace with an inset Dimplex ‘steam’ fire and Class 1 flue, creating a stylish focal point.

To the rear, a standout feature of the property is the superb garden room extension. Fully insulated and benefiting from underfloor heating, this versatile space provides a light-filled living and dining area that can be enjoyed throughout the year, with a pleasant outlook over the landscaped garden.

The bungalow offers three well-proportioned double bedrooms. The principal bedroom is particularly impressive, featuring an extensive range of built-in furniture and wardrobes, along with a well-appointed en-suite shower room. The remaining bedrooms are served by a luxurious family bathroom.

Externally, the property continues to impress. A block-paved driveway to the side provides off-road parking and leads to an oversized single garage, complete with an electric up-and-over door. The rear garden has been thoughtfully landscaped to create a tranquil and private outdoor space, predominantly laid to lawn and complemented by two patio seating areas, ideal for both relaxation and entertaining.



Total Area: 161.3 m² ... 1736 ft²

All measurements are approximate and for display purposes only.

Location:

The property is ideally positioned for convenient access to a range of local amenities and well-regarded centres. The historic market town of Wimborne Minster lies less than 1.5 miles away, offering a charming selection of independent shops, cafés, restaurants and the iconic Minster itself. Broadstone is also within easy reach at under 2 miles, providing further shopping, leisure and schooling options.

Closer to home, the popular neighbourhood centre at Merley is just over 0.5 miles away, catering for day-to-day needs with a range of local shops and services.

For those who enjoy outdoor pursuits, the nearby Castleman Trailway offers excellent walking, cycling and recreational opportunities, stretching through attractive countryside. In addition, well-served local bus routes provide convenient access to Wimborne, Poole, Bournemouth and the surrounding areas, enhancing the property's overall accessibility.

Key Features:

- Immaculate presentation throughout
- Superb insulated garden room with underfloor heating
- Driveway parking and oversized single garage
- Gas fired, underfloor central heating
- Double glazed
- PV solar panels
- Automated features – gates, garage, irrigation, lighting & security

Additional Information

Council tax band: E
Annual estate charge: approx. £500 (tbc)

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.







For more information or to arrange a viewing please contact us;

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