



PETTENGELLS
ESTATE AGENTS

11 Woodlands Close, Bransgore, Dorset, BH23 8NF

Asking Price £500,000

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- Superb detached home
- Four bedrooms
- Well appointed kitchen
- Two reception rooms
- Downstairs cloakroom
- Family bathroom
- Driveway
- Gardens
- Village location
- Vendor suited





SUPERB FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A LOVELY QUIET VILLAGE LOCATION.

Accommodation: The entrance hall leads into a superb large living/dining room which also opens out to the rear garden. There is then a modern kitchen. The original integral garage has been converted to provide a second reception room, currently used as a dining room but could be a playroom or home office. There is then the benefit of a downstairs cloakroom. The first floor landing leads to the four well proportioned bedrooms plus the family bathroom.

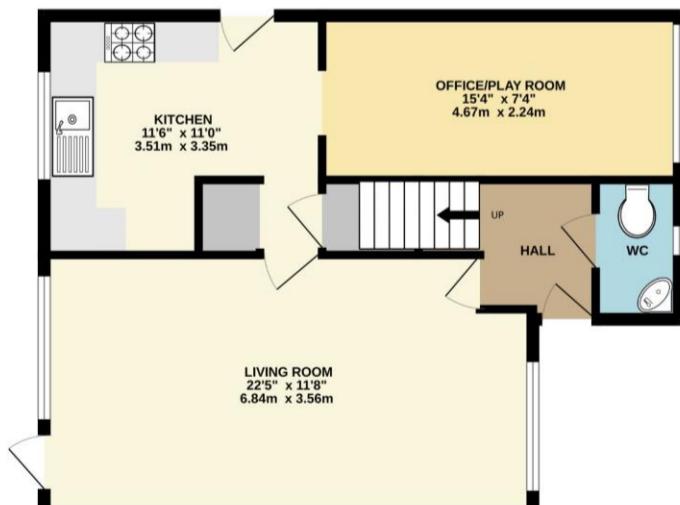
Outside: To the front the driveway gives off road parking and there is a small area of garden. The rear garden enjoys a pleasant backdrop and has lawned areas, sweeping to the side and rear and there are two sheds.

EPC: C, Council tax band: D, Tenure: Freehold, Approx floor area: 1087 sq ft

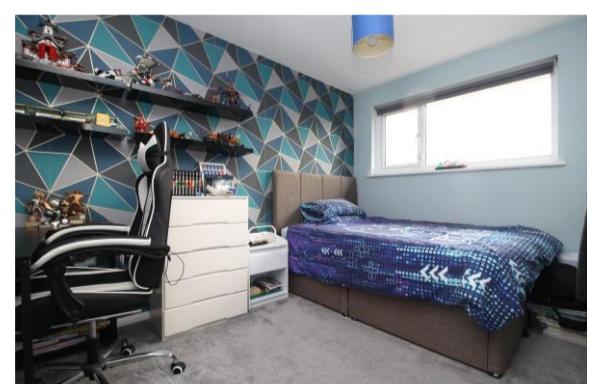
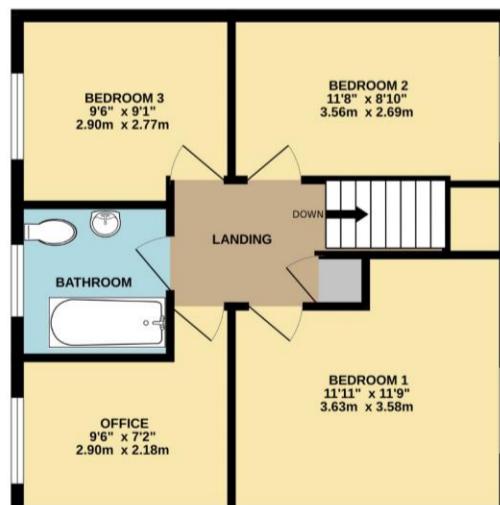
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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