



PETTENGELLS
ESTATE AGENTS

6 Brookside Close, Brangore, Dorset, BH23 8BT
Asking Price £459,950

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- Extended four bedroom semi detached house
- Lovely village location with pleasant outlook
- Large living room opening onto the garden
- Separate dining area
- Ground floor office
- Kitchen and separate utility room
- Ground floor WC
- Main family bathroom
- Lovely frontage with parking for multiple vehicles
- Detached garage with power and lighting





A FANTASTIC EXTENDED FOUR BEDROOM, THREE RECEPTION ROOM, SEMI DETACHED FAMILY HOME WITH MASSES OF PARKING SET IN BRANGSORE VILLAGE

Accommodation: The front door opens into the spacious hallway with door leading to the well laid out kitchen with built in double oven, gas hob, extractor and dishwasher. The gas boiler is also located in the kitchen. This then leads into the separate dining room which in turn is archwayed into the impressive lounge with patio doors to the garden. There is a further reception room/home office on the ground floor and separate WC. There is a utility room at the rear with plumbing for washing machine and space for a tumble dryer and has a door leading to the rear garden. On the first floor there are four good sized bedrooms and a main family bathroom with window to the side.

Outside: The front garden is laid to lawn and is very secluded with mature shrub borders with a large driveway with parking for multiply vehicles, this in turn leads to the detached garage with power (measuring 5.08m x 2.85m). The rear garden is approximately south westerly facing and is laid to lawn with mature hedging and shrub borders and has a pleasant patio area.

Council tax band: E, Tenure: Freehold

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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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