

- 3 Bedroom DETACHED bungalow
- Countryside Views
- Stunning grounds
- Estimated 3 acres of land

Pound Farm Bungalow, Shanklin Road, Sandford, PO38 3AW

£625,000

A great opportunity for a LIFE STYLE change.... This 3 bedroom bungalow offers an estimated 3 acres of mature land which includes beautiful grounds and mature trees. Self sufficiency and the "GOOD LIFE" can definitely be achieved here. Tractor/trailer/rotavator/mower included.



Property Description

DOUBLE GLAZED DOOR TO

PORCH

6' 01" x 3' 07" (1.85m x 1.09m) Tiled floor. Glazed panel and door to

HALLWAY

Radiator. Doors to

LOUNGE

13' 05" x 17' 10" (4.09m x 5.44m) Double glazed windows to front and rear aspect. Two radiators. Multi fuel burner set within wooden mantle.

KITCHEN/BREAKFAST ROOM

10' 08" x 10' 05" (3.25m x 3.18m) Double glazed window to front aspect. A good selection of wall, base and drawer units. Stainless steel sink and mixer tap. Tiled splash back. Fitted electric oven. Gas hob with extractor over. Space for washing machine.

DINING ROOM / BEDROOM

10' 09" x 9' 11" (3.28m x 3.02m) Double glazed french doors to rear aspect and summer room. Radiator.

SUMMER ROOM

15' 09" x 9' 07" (4.8m x 2.92m) Tiled flooring. Double glazed windows and French doors to garden. Electric meter. Solar panel board.

BEDROOM

13' 04" x 9' 04" (4.06m x 2.84m) Double glazed windows to side and rear aspects. Radiator. Fitted wardrobes.

BEDROOM

12' 11" x 11' 05"(max) (3.94m x 3.48m) Double glazed windows to front and side aspects. Radiator.

INNER HALLWAY





Storage cupboard. Wall hung Vaillant boiler.

BATHROOM

Bath with shower over and glass screen. Hand basin. Heated towel rail. Fully tiled.

WC

Fully tiled. Double glazed window to rear aspect. Low level WC.

OUTSIDE

Garage: Two up and over doors. Power and light. 20'06 x 17'07. Up and over door also to the rear, allowing car access up the garden.



Garden to the side: Mainly laid to lawn with mature hedging. NEW septic tank. PRIVATE SOLAR PANELS

Rear garden:

Large green house. Feature pond. Shed. Mature hedging and shrubs and mainly lawned with path to a further expanse of garden

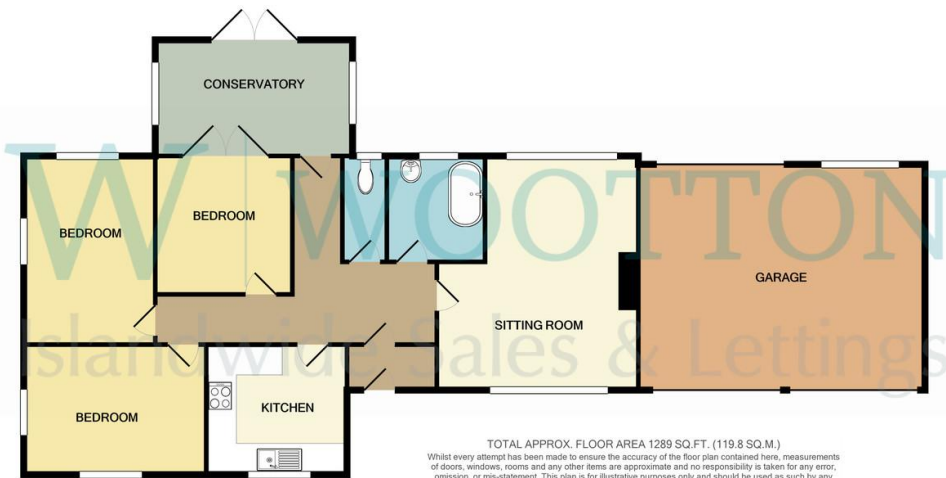
Open barn

Lawn area leads to a private orchard and vegetable patches. The start of this huge approx 3 acre plot then expands to mainly grassed areas which invite a multitude of wild life. PLEASE CONFIRM ACERAGE AS WE HAVE NOT INDEPENDENTLY VERIFIED

Tractor/trailer/rotavator/mower/topper included in the sale.

The title has a covenant on it which says "to use the field being ordnance survey no.4967 part of the property hereby conveyed for agricultural purposes only. This is not a planning restriction but a covenant on the legal title which was only imposed in 1992





TOTAL APPROX. FLOOR AREA 1289 SQ.FT. (119.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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