



HEARNES
WHERE SERVICE COUNTS

Edmonsham, Dorset, BH21 5RJ

FREEHOLD

A superbly presented four bedroom Grade II listed semi-detached thatched cottage located within the village of Edmondsham an area of rural tranquillity and charm and on the edge of Cranborne Chase well known for its outstanding natural beauty. Verwood is approximately one mile away and benefits from high street shops and amenities, a supermarket and regular bus routes to Ferndown and Wimborne.

Believed to be circa early 1800's the property has been sympathetically restored in the past and forms part of an elite development of five distinctive properties with stunning rural views. The accommodation comprises of an entrance hall, ground floor cloakroom and a triple aspect sitting room with double doors opening onto the rear gardens, a central exposed brick inglenook style fire place with inset wood burner and is open to the dining room with beamed ceiling. The kitchen/breakfast room provides a range of floor and wall mounted units with solid granite work surfaces over, built in display cabinets, single ceramic sink and drainer unit, integrated dishwasher and fridge, space for a range style cooker and feature brick fireplace. A separate utility room offers space and plumbing for a washing machine and dryer, inset sink and drainer unit, base cupboard, work surfaces and single access door to the rear.

The first floor landing provides access to the airing cupboard, loft hatch and the four bedrooms, with the dual aspect master bedroom benefitting from fitted wardrobes, dressing area and en-suite bathroom. The remaining bedrooms are serviced by the family bathroom which comprises of a three piece suite, extractor and wooden flooring.

The property is accessed via a private gravel road with external lighting onto a private gravel driveway which affords off road parking and access to the garage with a pitched roof boarded for storage, window to the rear and single personal door and carport with a door giving access to the rear garden. The front garden is mainly laid to lawn with well stocked flower and shrub borders. The rear garden is a particular delightful feature of the property being also predominately laid to lawn with patio areas, shaped flower and shrub beds, shed, hardstanding area for a summerhouse, lighting, water tap and a single access gate providing access to the meadow. The meadow is jointly owned by the residents of the development and provides one acre of additional recreational space and houses the communal private drainage.

COUNCIL TAX BAND: G
ENERGY PERFORMANCE RATING:

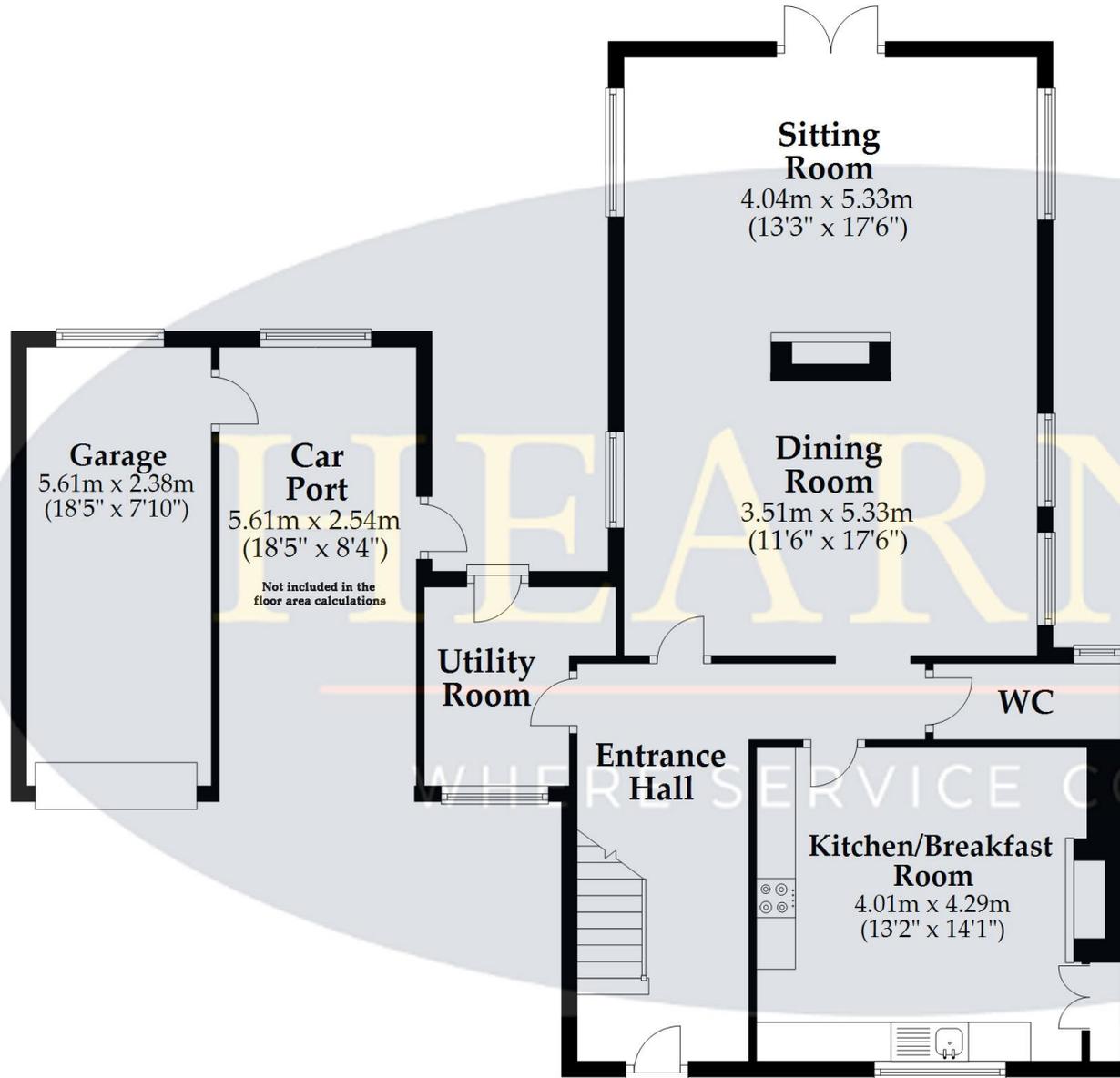
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

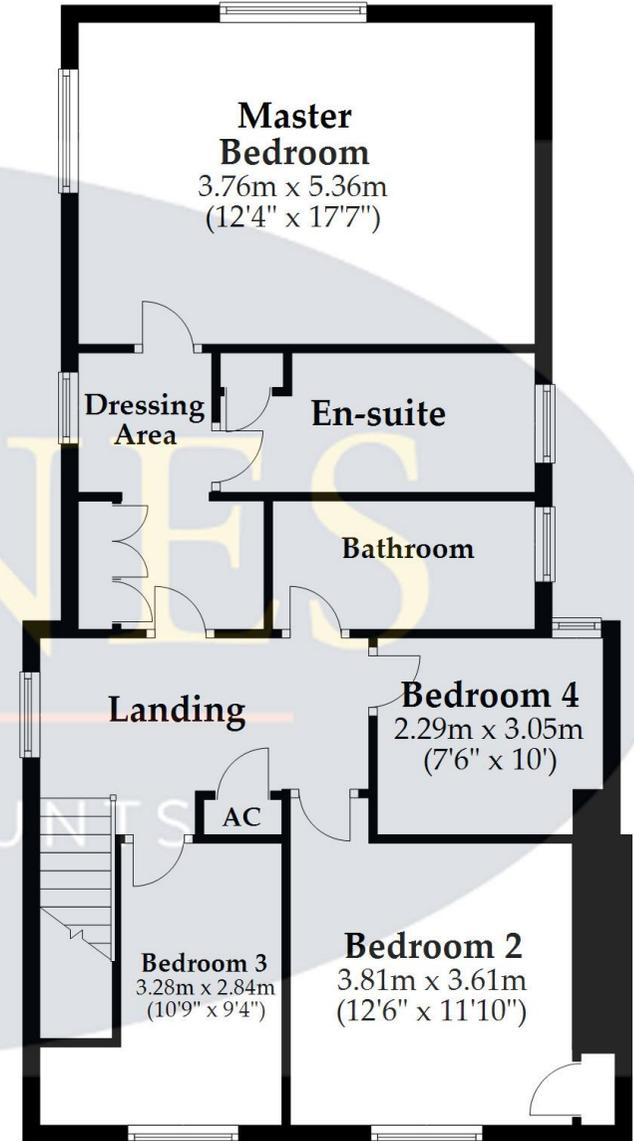
Ground Floor

Approx. 95.9 sq. metres (1032.0 sq. feet)



First Floor

Approx. 77.4 sq. metres (833.2 sq. feet)



Total area: approx. 173.3 sq. metres (1865.2 sq. feet)

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