



**HEARNES**

WHERE SERVICE COUNTS

Witchampton  
Wimborne, Dorset, BH21 5AN

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## FREEHOLD PRICE: OFFERS OVER £499,950

A well presented and charming three bedroom semi detached cottage situated on a large plot of approximately 0.25 acres on the edge of the popular village of Witchampton with superb views over the surrounding countryside. NO FORWARD CHAIN.

- High gabled front entrance porch leading to tiled entrance hallway
- Spacious open plan sitting room with exposed floorboards, feature quarry tiled hearth with wood burner, built in storage cupboard and dual aspect
- Open plan kitchen/dining room area with storage cupboard. From dining area there is a double glazed patio door to garden. Kitchen with range of fitted units and complementary worktops, inset electric hob with extractor over, electric oven, integrated dishwasher and rear door to garden
- Ground floor cloakroom with wash hand basin and WC
- Main bedroom with fitted wardrobes and cupboards, dual aspect with superb views, en suite fully tiled shower room with shower cubicle and power shower, wash hand basin and WC
- Bedroom two and three with fitted wardrobes
- Fully tiled family bathroom with bath, wall mounted power shower, wash hand basin and WC
- Oil fired central heating system and UPVC double glazed windows (fitted in 2016 with a 10-year guarantee)
- Outside: A block paved driveway providing ample off road parking. The gardens are a real feature of the property having to the immediate rear a Purbeck stone patio leading to central shaped lawn with an abundance of well established shrubs, plants and flower borders with large amounts of Spring bulbs, Summer and Autumn perennials, a well established Bay tree and wildlife pond. There is then a kitchen garden with raised beds and a further section of the garden with a poly tunnel, rhubarb patch, raspberry canes and natural woodland garden area

Downlea Cottages are located on the edge of the popular village of Witchampton where there is a church, a social club, village hall, village stores and outstanding primary school. This superb home is accessible to the nearby towns of Wimborne Minster, Blandford Forum and Poole and access to London by car is via the M27 & M3. Sports facilities in the area include the prestigious Remedy Oak golf club within 3 miles and other championship golf courses at Ferndown, Broadstone and Parkstone. There are several excellent independent schools in the area including Bryanston, Canford, Dumpton, Sandroyd and Castle Court.

COUNCIL TAX BAND: D      EPC RATING: D

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

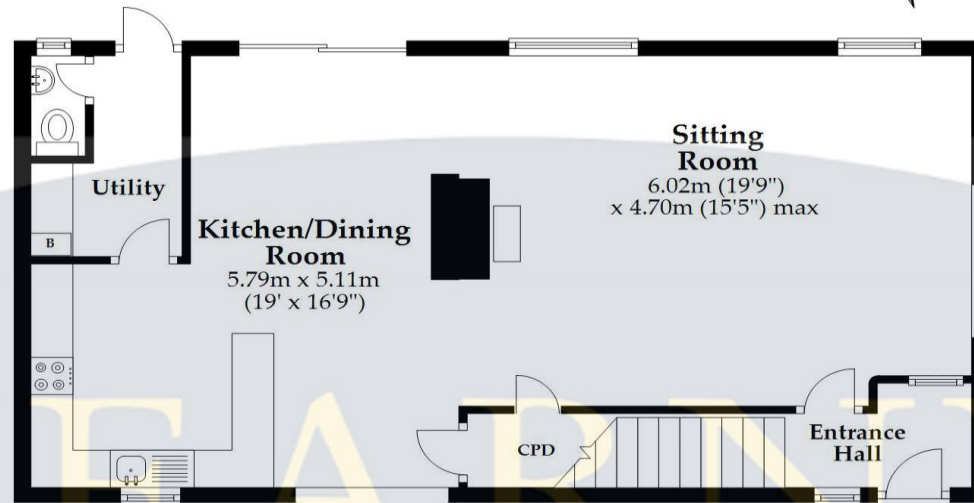




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

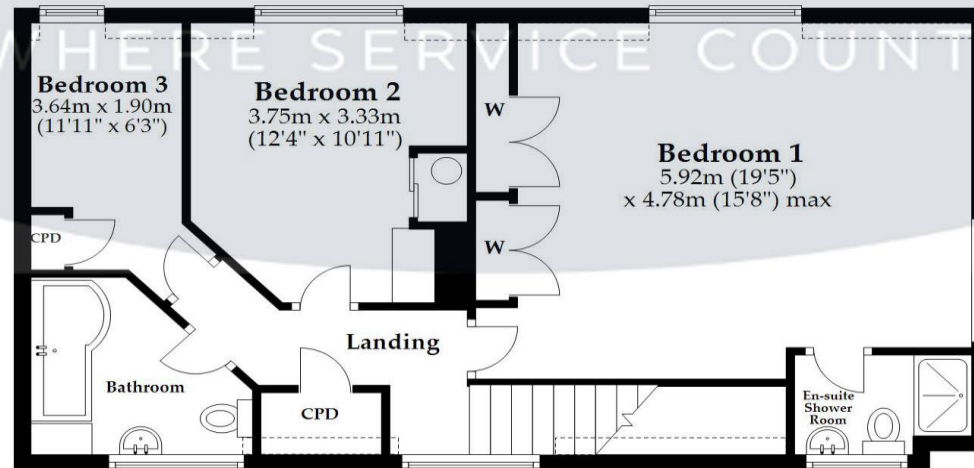
## Ground Floor

Approx. 65.3 sq. metres (702.5 sq. feet)



## First Floor

Approx. 64.8 sq. metres (697.7 sq. feet)



Total area: approx. 130.1 sq. metres (1400.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





Welcome to Witchampton



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