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**Wimborne, Dorset, BH21 5AP**



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## FREEHOLD PRICE: Offers in excess of £550,000

A charming character Grade II Listed detached cottage offering two bedrooms and two reception rooms with stunning kitchen and bathroom which has undergone a sympathetic extension and refurbishment programme by the present owner as well as offering a self-contained annexe/studio situated in the heart of Witchampton.

- Thought to date back to the 17<sup>th</sup> century and until 2017 had been under the custodianship of the local primary school headmistress
- Sympathetically extended and refurbished under close supervision of the local authorities
- Superb sitting room with original inglenook fireplace
- Cosy snug/bedroom three
- Stunning modern country style kitchen with range of base and eye level units and pan drawers, butler sink with stone worktops, matching glass cabinets, integrated dishwasher and fridge freezer with Smeg range cooker and extractor fan over, space for table and chairs, dual aspect with doors to garden
- Inner lobby with space for washing machine and tumble dryer
- Luxury bathroom with claw foot edge bath, separate shower cubicle, vanity unit with wash hand basin and WC
- Two double bedrooms, the main bedroom benefitting from an en suite cloakroom
- Electric modern radiators, mixture of secondary and double glazing
- Outside: A gravel driveway via a five-bar gate gives off road parking for several vehicles, steps lead up to a private lawn area with garden shed/summerhouse. The rear garden has a southerly aspect with beautiful terrace patio and an abundance of mature flower and shrub borders which has a shielded elevation from the road and enjoying views towards the village church. Off the gravel driveway is the self contained annexe/studio

The popular village of Witchampton has a church, social club, village hall, village stores and outstanding primary school. The property 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

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





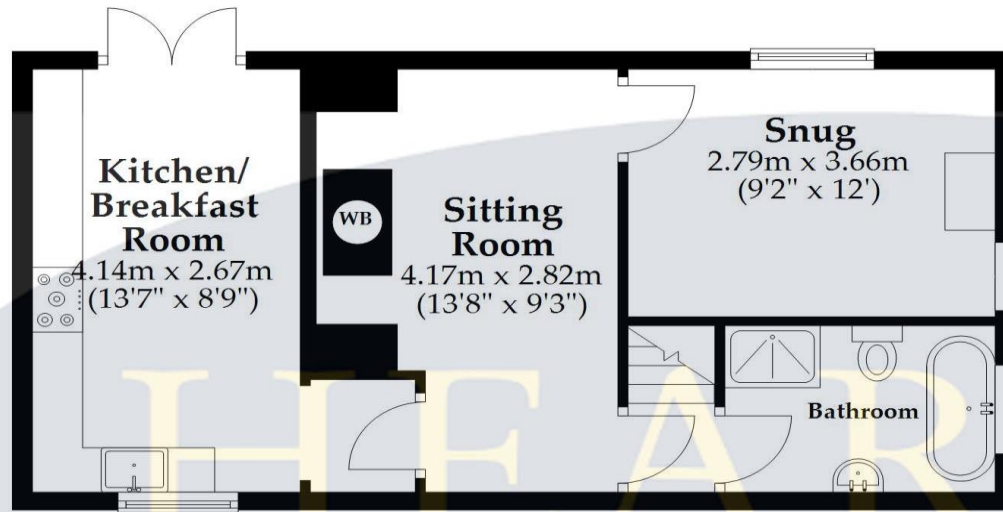




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

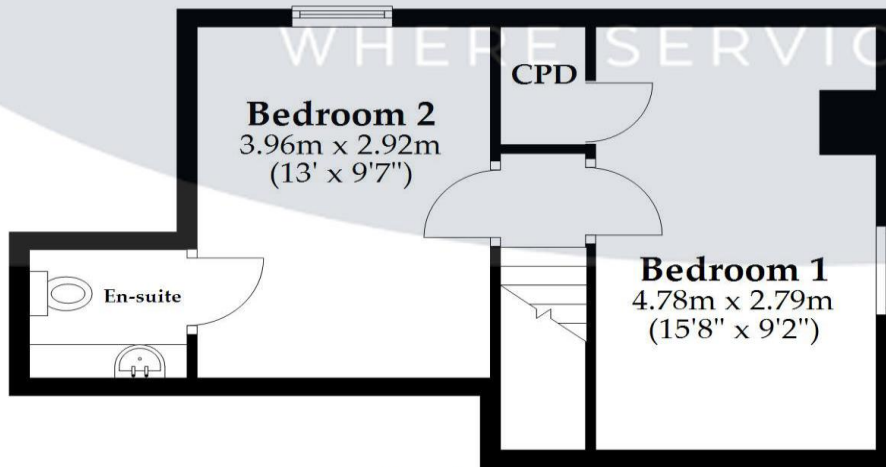
## Ground Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.0 sq. feet)



## Annexe

Approx. 13.7 sq. metres (147.8 sq. feet)



Total area: approx. 89.1 sq. metres (959.0 sq. feet)

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











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