

Annexe

Main house

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Witchampton
Dorset, BH21 5AP

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FREEHOLD PRICE: £825,000

A deceptively spacious detached family home offering four double bedroom and three reception rooms as well as a good size kitchen/breakfast room and separate utility room. There is also a superb self contained annexe ideal for an Air BnB or additional rental. The Old Vicarage occupies a large plot in a quiet and secluded location in a sought after village.

- The main house is approximately 2,088 sq ft and annexe 517 sq ft with 0.36 acres of grounds
- Situated in the sought after village of Witchampton
- Large entrance porch with a cloak cupboard
- Entrance hallway with storage cupboards and parquet flooring
- Cloakroom with WC and wash hand basin
- Spacious sitting room enjoying a dual aspect and door to garden
- Good size dining room with parquet flooring with a rear aspect
- Kitchen/breakfast room with range of base and eye level units and space for appliances and tables and chairs
- Separate utility room with space for appliances, sink with base unit and oil boiler with side door to garden
- Four double bedrooms: main bedroom with walk-in wardrobe and further three bedrooms with built in wardrobes
- Family bathroom and separate WC
- Mostly double glazed and oil fired central heating
- Superb studio annexe ideal for an Air BnB with current owners earning an approximate income of £25,000 per annum
- Outside: a long private driveway leads to ample off-road parking and turning area to the front of the house. The garden is laid to lawn at the side and the rear with shrub and tree borders and mature hedging with patio areas and rural views.
- Studio open plan accommodation with stunning kitchen with breakfast bar, sitting room and bedroom area with vaulted ceiling, walk-in wardrobe and modern shower room. Door leads out onto private patio area with jacuzzi

The Old Vicarage is located on the edge of the popular village of Witchampton, within the village 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: G EPC RATING: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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.

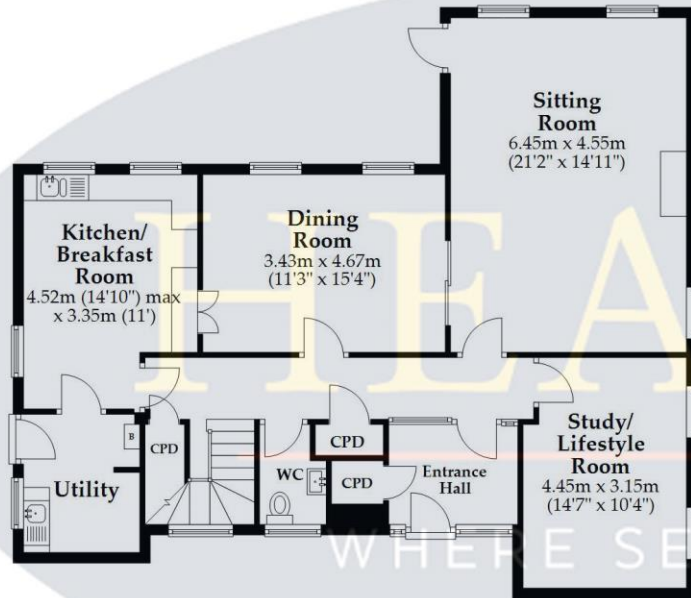




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

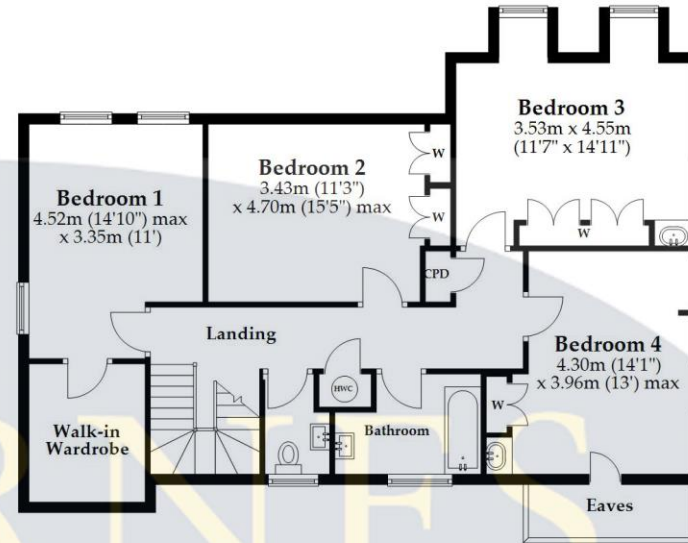
Ground Floor

Approx. 105.0 sq. metres (1129.9 sq. feet)



First Floor

Approx. 92.6 sq. metres (996.7 sq. feet)



Studio

Approx. 48.0 sq. metres (517.0 sq. feet)



Total area: approx. 245.6 sq. metres (2643.6 sq. feet)

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







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