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**Witchampton  
Wimborne, Dorset, BH21 5DE**

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## FREEHOLD PRICE: £650,000

A beautifully located and spacious four bedroom two reception room family home. This superb property offers well presented accommodation throughout and includes sitting room with separate dining room, utility room and en-suite bathroom and walk in wardrobe to the large Master bedroom. Located in a private development, Witchampton Mill is in the heart of Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

- Attractive entrance storm porch
- Spacious entrance hallway with under stairs storage cupboard and downstairs cloakroom
- Good size sitting room with feature brick fireplace with inset wood burner, oak engineered wood flooring, rear aspect French doors leading to patio and garden
- Generous size separate dining room
- Kitchen/breakfast room with range of base and eye level units and pan drawers, Falcon Range cooker, integrated dishwasher and large fridge, space for table and chairs, rear aspect window
- Separate utility room with matching units, space for washing machine and freezer, gas boiler, water filter tap, rear door to garden and door into integral garage with plumbing for water softener
- Feature tiled flooring to entrance hallway/cloakroom/kitchen/breakfast room and utility room
- Four double bedrooms
- Large main bedroom with walk in wardrobe with hanging rail storage shelving and drawers
- En suite bathroom with modern suite and separate shower cubicle
- Spacious family bathroom with three piece suite, shower over bath
- Hardwood double glazing, gas central heating and solid oak doors throughout
- Integral garage with parking
- The property benefits from ultra-fast Fibre Broadband
- Landscaped rear garden with central water feature and good size patio ideal for al fresco dining, an abundance of flower/shrub borders and an access gate to public footpath and country walks. The garden is enclosed by brick walling and panel fencing
- Maintenance charges: We understand from the vendor is approximately £1,320 per annum for sewerage, maintenance of communal areas and reserve fund. This figure is reviewed and agreed by consensus annually

This property is located on the edge of the popular village of Witchampton, within the village is a church, a social club and shop, village hall, local garage, an outstanding primary school day nursery, play park, football and cricket club. 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.

EPC RATING: D

COUNCIL TAX BAND: F

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.

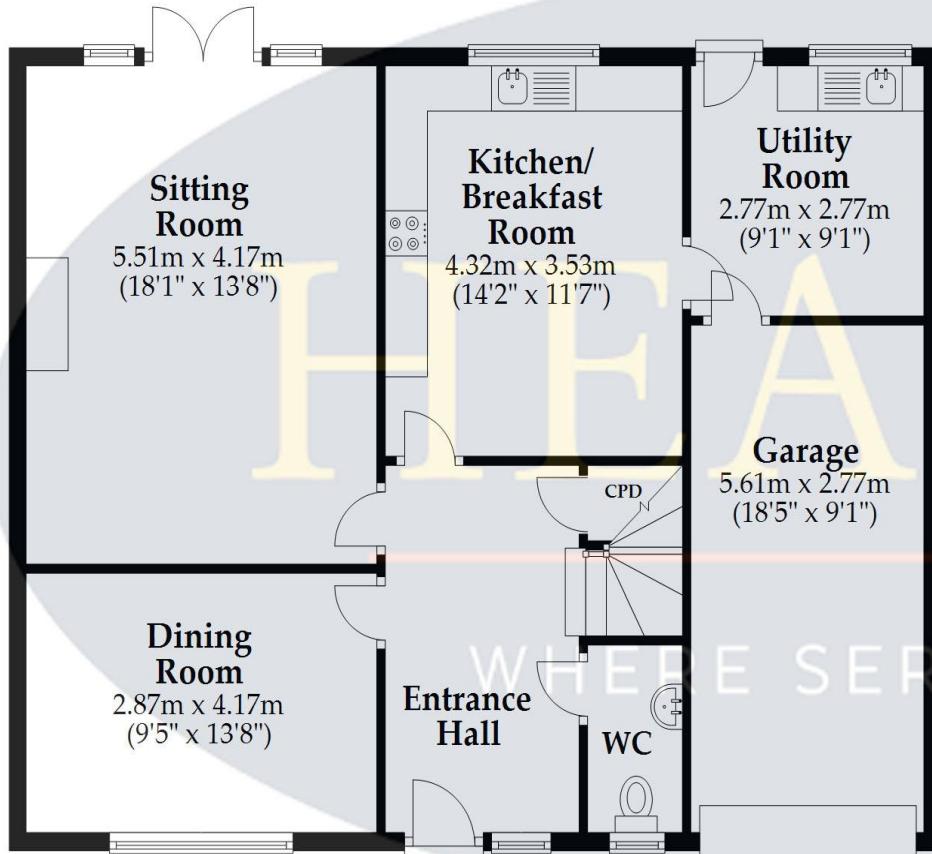




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

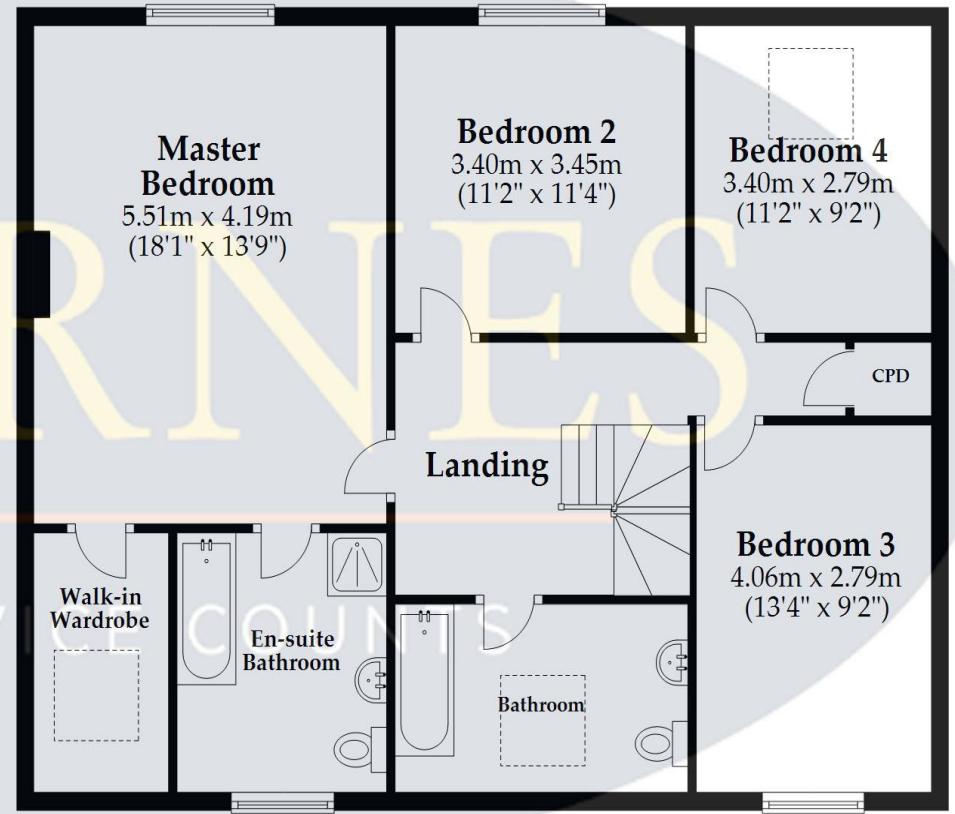
## Ground Floor

Approx. 91.0 sq. metres (979.1 sq. feet)



## First Floor

Approx. 90.3 sq. metres (972.0 sq. feet)



Total area: approx. 181.3 sq. metres (1951.1 sq. feet)

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





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