



Wistaria

Witchampton, Wimborne
Dorset, BH21 5AU

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Wistaria is a beautifully presented, 5 double bedroom detached Victorian village home situated in an idyllic rural location on the fringe of Witchampton village, about 6 miles from Wimborne Minster.

STANDING IN SUPERB GARDENS OF ABOUT A THIRD OF AN ACRE, WITH OUTSTANDING SOUTHERLY VIEWS OVER OPEN FARMLAND, Wistaria was originally built in 1878 as the school for the children of the employees of the adjacent Witchampton Paper Mill.

Substantially extended from the original building, Wistaria has been completely refurbished and restored by the present owners since 2005 and now provides spacious living accommodation extending in total to over 3600 square feet.

The village of Witchampton, with its historic church, winding streets and superb landscapes, is a gem. A conservation village tucked well away from main roads and traffic noise, it is largely unspoilt and yet is only 10 minutes' drive from the bustling market town of Wimborne Minster.

Witchampton has a Pre and First School, a shop (within the Witchampton & Criche Social Club,) and a delightful cricket ground with new play park.

Viewings by appointment
Price Guide £999,950 Freehold





Wistaria is a lovely family home with 5 first floor double bedrooms (2 of which have en suite facilities) and a family bathroom.

The ground floor has 4 reception rooms including an orangery with doors to the garden and a Travertine limestone floor. The kitchen/breakfast room, which is over 30ft in length, is hand-painted, with grey Carrara marble worktops, a 4-oven Aga, an island unit and a range of built-in appliances.

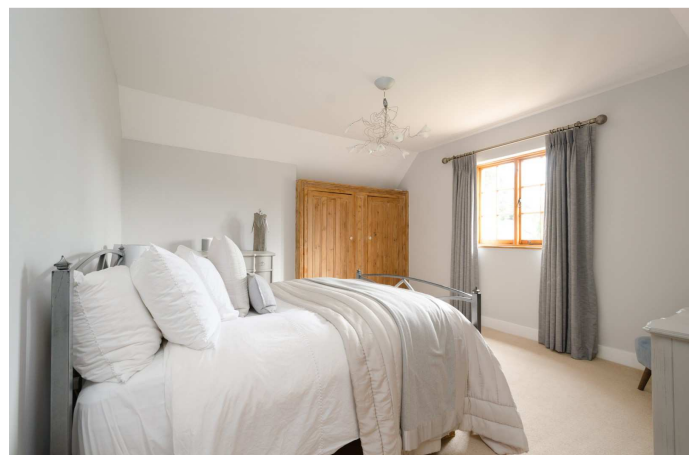
The impressive drawing room has a feature floor-to-ceiling brick fireplace with a large log burning stove. An unusual feature is a winter garden between the drawing room and the kitchen. There is also a playroom and a utility/boot room.

The master bedroom has a vaulted ceiling, mirrored

wardrobes and a beautifully appointed bathroom (with rolltop bath and large Matki shower enclosure.) The guest room also has a vaulted ceiling and a luxury en suite shower room. The galleried landing has a Juliet balcony overlooking the winter garden.

Outside, a 5-bar gate and shingle driveway leads to a large detached double garage with studio over and current planning permission for further extension. The attractive rear garden enjoys a south and west aspect, a large flagstone terrace across the rear of the orangery, well stocked cottage garden borders and a generous lawn.

The gardens adjoin open farmland at the rear, giving a lovely rural outlook. The house is connected to mains electricity and water, and has private drainage, and oil fired under floor heating throughout.



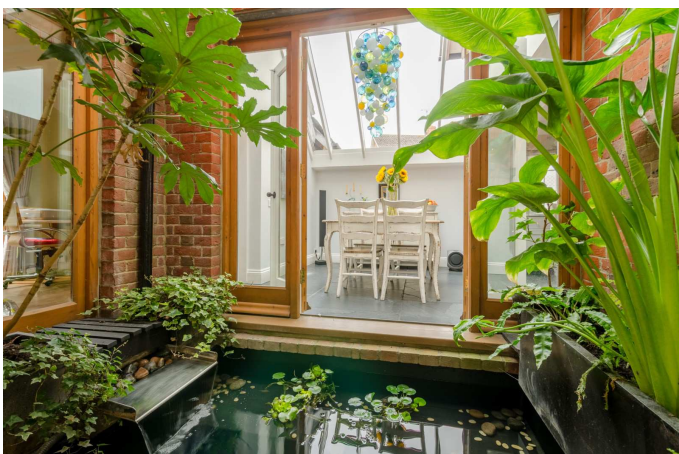


The house retains much character and charm, with a mix of traditional features and contemporary materials. The main structure is of traditional construction with red brick elevations (with feature black brick bands,) Gothic Georgian arched windows and decorative bargeboards, under a roof of small plain clay tiles (with tall brick chimneys.)

DIRECTIONS: From Wimborne, proceed north along the B3078 Cranborne Road. After approximately 4 miles, turn left at the staggered crossroads, signposted to Witchampton. Follow the road for about half a mile and continue through the village, passing Witchampton Club on the right. As you approach Witchampton Mill, Wistaria can be seen on the right hand side.

COUNCIL TAX: Band F.

EPC RATING: Band F.



Wistaria, Witchampton

Approximate Gross Internal Area :- 336 sq m / 3621 sq ft
Excluding Winter Garden



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