

HOME OF DISTINCTION



Manswood, Wimborne

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Manswood, Wimborne, BH21 5BQ

A CHARMING CHARACTER HOME IN AN IDYLIC RURAL SETTING with 4 bedrooms, 3 bath/shower rooms & double garage all set in wonderful gardens with a plot approaching half an acre.

(ref: 827397)

£895,000

EPC PENDING

Kitemoor Cottage is an impressive thatched home situated in an enviable location in the quiet hamlet of Manswood on the southern edge of Cranborne Chase backing onto fields with far reaching countryside views lying approximately 7 miles north of Wimborne. Nearby the village of Witchampton has a thriving community with a sought after first school and a community shop.

Formerly part of the Critchel Estate and not listed the property has been extensively improved and modernised by the current owners over the last 10 years whilst retaining much of its character. Some of the improvements include; a large farmhouse kitchen/breakfast room, conservatory, replacement UPVC wood effect windows, PV solar panels, new roof and thatch, updated sanitary ware and a wonderful wildlife friendly garden.

- Sitting Room
- Kitchen/Breakfast Room
- Utility
- Dining Room
- Family Room
- Master Bedroom with En suite
- 3 Further Bedrooms
- Family Bathroom
- Shower Room
- Double Garage
- Mature Gardens



The accommodation briefly comprises; an entrance porch, sitting room with open fire, a spacious farmhouse kitchen/breakfast room with triple aspect windows and French doors to the garden, a range of matching base and eye level units with granite working surfaces and fitted appliances including; dishwasher, double oven, microwave, gas hob (calor), and a Stanley oil fired range supplying central heating and hot water.

Furthermore on the ground floor is the dining room, 20ft conservatory with superb views, family room, utility room and shower room. On the first floor are 4 well proportioned bedrooms, the master bedroom has an en suite bathroom and the main family bathroom boasts a contemporary 4 piece suite with a spa bath and marble wash hand basin.

Outside

The property is set on a plot approaching 1/2 an acre with a gated brick paved driveway providing ample parking and access to the detached garage. A second driveway offers further parking space. The detached double garage (6.1m x 4.9m) has twin up and over doors, with a personal door to side, power and light points and the attic space provides storage or scope to convert to a home office subject to usual consents. There are 2 outside taps and electric points.

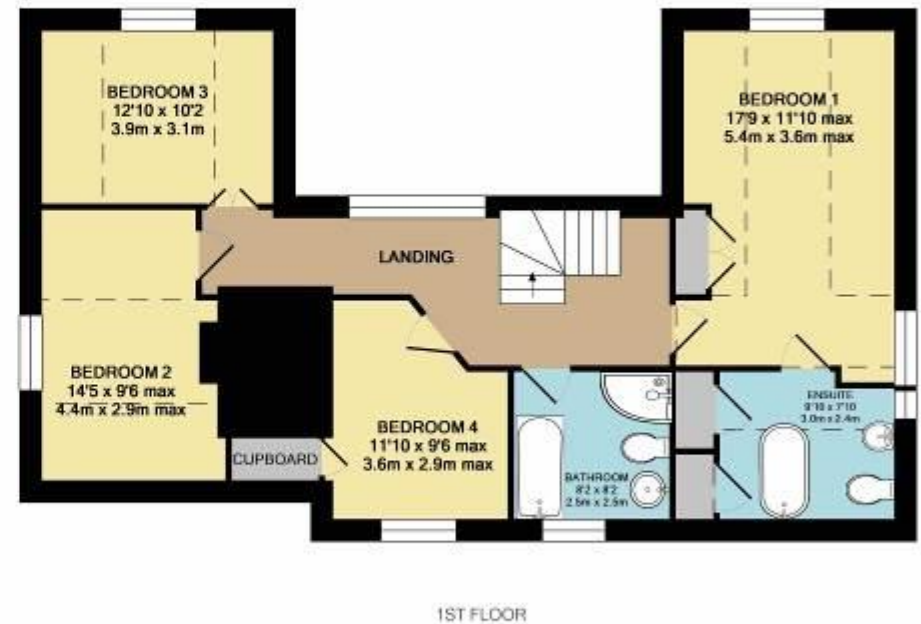
Also in the garden is a large potting shed/workshop (4.9m x 3.5) with power, light and water supply with adjacent car port, and a Rhino Greenhouse (4.9m x 3.5m) with power and water supply.

The gardens are a particular feature of the property with a sandstone terrace stretching across the rear of the house affording lovely views, there are 2 lawned areas and the remainder of the gardens are laid to beautiful well stocked planted borders, vegetable gardens and a wildlife pond all connected by winding woodchip and paved pathways. The gardens must be viewed in order to appreciate.

Services: Mains electricity & water, private drainage and oil fired central heating.

Directions: Proceed out of Wimborne along the B3078 towards Cranborne. After approximately 4 miles turn left in the direction of Witchampton. Proceed through Witchampton village after passing the church on your left take the next turning left 'Pound Hill'. At the top turn left and then immediately right signposted Manswood and Long Crichel, follow this road for approximately 1.5 miles, as the road dips down, Kitemoor Cottage can be found on the right hand side.





This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2017

Brochure prepared by David Hardwick

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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Vendor Comment

“ When we first saw Kitemoor Cottage we fell in love with the glorious views the peace and quiet and promise of walks through the ancient woodland right on the doorstep. We saw the house's potential and enjoyed turning it into the spacious yet cosy home we have enjoyed for the last 10 years. The large conservatory brings both the garden and the countryside views right into the house and the adjacent substantial natural sandstone terrace, accommodating ample seating, gives the opportunity for alfresco entertainment and relaxation.

It has been good to be so close to the welcoming community of Witchampton and to live in an area so steeped in both natural beauty and history.

Creating the half acre garden was real labour of love too. Starting from scratch the borders were, carefully planned for all year round interest and colour. They host a range of interesting and unusual shrubs and perennials complemented by thousands of bulbs and self-seeding annuals and biennials. Brick, paved and woodchip paths wind round the garden leading to all the different areas that include a wildlife mini-meadow, compost area, green house shed upper drive with rose pergola and two other lawns. The gardens nearest the house have been designed to enhance and complement the open views. The upper gardens are traditional in design.

There is an enclosed vegetable garden designed on a bed system and many fruit trees and bushes. Seating areas have been thoughtfully placed to take advantage of sun, breeze views or shade, whatever is desired.

The garden which has been featured in a national garden magazine and on Gardener's World is known for its special collection of hellebores and for some years opened for the National Garden Scheme. Naturalistic borders with diverse planting and a large pond home to frogs, newts and dragonflies helped the garden to win the large garden category in the local Wildlife Friendly Garden completion 2017.”



