

HOME OF DISTINCTION



Willow Cottage, Witchampton Mill

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## Location

The property is set on a generously sized plot in the sought after location of Witchampton Mill which is situated approximately 5 miles north of Wimborne itself. The property was built in 2004 to an exacting standard whilst including many character features. The rural area of Witchampton is extremely peaceful whilst being within easy reach of local shops and amenities at Witchampton village.

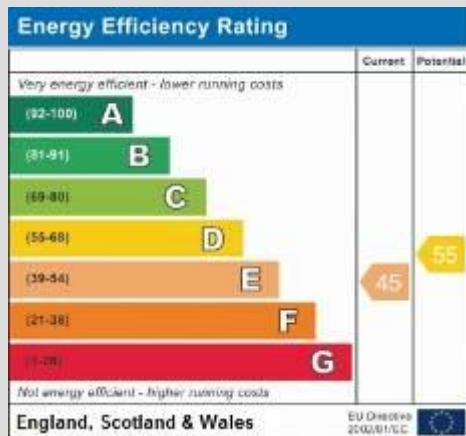
## Accommodation

- Spacious Hallway with Storage
- Dining Room
- Kitchen Diner
- Built in Surround Sound
- Large Living Room
- Utility Room
- 4 First Floor Double Bedrooms
- 3 Bathrooms (2 En Suite)
- Over 0.25 Acre Plot
- Double Garage
- Beautiful Rear Garden

## Willow Cottage, Witchampton Mill, Witchampton, BH21 5DE

A STUNNING DETACHED HOME SITUATED WITHIN A BEAUTIFUL RURAL SETTING with 4 bedrooms, 3 bathrooms, double garage, many character features and a superb sunny rear garden.  
(ref: 788846)

**£995,000**



## Property Description

The property is accessed either from the main front door or a driveway to the side which leads round to the back of the house for access to the double garage and into the property itself via the utility room if chosen.

The accommodation briefly comprises:

A spacious entrance hallway including storage, a separate WC with a wash hand basin as well as doors to all principal rooms. There is beautiful solid oak flooring which also runs through to the lounge and maintains the theme running throughout the property.

The impressive kitchen diner has been finished to a high standard and includes a large range of base and eye level work units with integral appliances including a range cooker and fridge freezer as well as French doors allowing access to the exceptional rear garden. As previously mentioned there is a utility room with further storage and access to the rear of the property.

The 'L' shape sitting room enjoys a dual aspect as well as an open fire which is a particular feature of the room together with French doors leading to the garden.

The ground floor also includes a separate dining room with space for a sizable table and chairs with further garden access via French doors and a study which overlooks the front aspect of the house.

Upstairs there are four double bedrooms, two of which benefit from their own en suites. The master has the added feature of a dressing area as well as a triple aspect. Both en suites have a modern feel and are part tiled with high quality fittings throughout. The luxurious main family bathroom comprises a panelled bath/shower, WC, wash hand basin as well as an extremely useful airing cupboard. The four bedrooms include fitted wardrobes and drawers. There is access to the spacious loft via a large hatch on the landing which includes a pull down ladder.

## Outside

Willow Cottage occupies an exceptional sylvan setting with a spacious patio running across the back of the house which is ideal for a table and chairs. There is a well manicured lawn with a mature shrub border which leads down to the picturesque 'Mill Stream' and private bridge leading to further garden space beyond backing onto a field. There is a large summer house with a shed at the back ideal for further storage. The double garage has an electric remote controlled door as well as a rear door, loft storage and a window.





GROUND FLOOR



1ST FLOOR

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

Brochure prepared by William Brown

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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### Further features include

- Double glazed windows
- LPG
- Quiet Location
- Exceptional Carpentry

### Directional note

From Wimborne, proceed north on the B3078 towards Cranborne, turning left when reaching Witchampton Lane which leads directly towards Witchampton village itself. Follow the road through the village passing the 'St Marys/St Cuthburga' church on your left hand side and eventually coming to a fork in the road. Take the right hand side which leads out of the village passing 'Lawrence Lane' on your left where the road bends round to the right past the large iron gateway. Keep following that road round which leads into the mill itself and the house can be found round on the left hand side.



