



26 Grugs Lane, Cranborne

Guide Price **£499,000**



FELLS



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NEW FOREST PROPERTY

26 Grugs Lane

Cranborne, Wimborne

Charming four-bedroom cottage in Cranborne with open-plan living, log burner, large garden & village amenities nearby. A perfect family home blending countryside peace with modern comfort
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Four-bedroom countryside cottage in sought-after Cranborne
- Cosy open-plan kitchen/living room with log burner & exposed brick wall
- Picturesque village setting with shops, pubs, schools & amenities nearby
- Stylish kitchen with built-in oven and hob, oak-effect units & family dining space
- Generous utility room plus convenient ground floor WC
- Two modern bathrooms including family bath with overhead shower
- Large rear garden with patio dining area, perfect for entertaining
- A rare blend of traditional charm and modern comfort





Charming Family Cottage in Cranborne, Ideal for a Young Family

Nestled in the charming countryside of Cranborne, this four-bedroom cottage is a rare find, blending traditional character with modern family living. In one of the village's most sought-after spots, it offers picturesque surroundings with everyday essentials just a short stroll away — including a GP, shops, post office, two pubs, a restaurant, and excellent schools for first and middle years.

Inside, the home feels instantly warm and inviting. At its heart, the open-plan kitchen and living room provides a cosy yet stylish family space, with a feature log burner, exposed brick wall, and room for a dining table. The kitchen is both practical and charming, fitted with oak-effect units, an AGA-style cooker, integrated appliances, and ample storage.

A generous utility room adds valuable space for busy family life, complete with sink, storage, and room for laundry and large appliances, while a ground floor WC offers everyday convenience.

Upstairs, the master bedroom is a calm retreat with fitted wardrobes and a window seat overlooking the garden. A second double bedroom also features fitted wardrobes, alongside a modern family bathroom with an L-shaped bath and overhead shower. The top floor provides two further bedrooms with Velux windows and a second bathroom — ideal as children's rooms, a study, or guest accommodation.

The large, enclosed rear garden is a safe and versatile haven for children to play and for family time outdoors, with a patio dining area perfect for summer gatherings.

This is a home that brings together comfort, charm, and practicality — the perfect setting for a growing family home in one of Dorset's most desirable villages.



