



26 Grugs Lane, Cranborne, Wimborne BH21 5PX

£500,000

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- A Picturesque Four Bedroom Family Home
- Modern, Open Plan Kitchen, Dining Room With Beautiful Cottage Style Features
 - Large Utility Room
 - Outdoor Patio Dining Area
 - Off Road Parking

- Nestled Within Popular Village Location Of Cranborne
 - Log Burning Stove
 - Great Sized Garden
 - Two Bathrooms Plus Ground Floor WC
 - Call The Office On 01202 117288



Motivated sellers.

Nestled in the charming countryside of Cranborne, this delightful four-bedroom cottage on Grugs Lane is a true gem waiting to be discovered. The picturesque surroundings and popular location make this property a dream for those seeking a peaceful retreat.

As you step inside, you are greeted by a cosy yet modern open plan kitchen living room, complete with a log burner that adds warmth and character to the space. The large utility room and downstairs WC provide convenience and practicality for everyday living.

One of the highlights of this property is the large garden, perfect for enjoying the fresh country air and hosting gatherings with family and friends. The patio dining area offers a lovely spot for al fresco meals or simply relaxing outdoors.

Imagine living in a place where everything you need is just a stone's throw away - doctors, vets, shops, a post office, a restaurant, and not one but two inviting pubs. The presence of two excellent schools, catering to both first and middle school students, adds to the appeal of this picturesque village.

With its blend of traditional charm and modern comforts, this countryside cottage on Grugs Lane is a rare find that offers a tranquil lifestyle in a sought-after location. Don't miss the opportunity to make this your new home sweet home.



Lounge

14'1" x 13'5" (4.3 x 4.1)

As you enter this charming property you are welcomed into a beautiful open plan living space complete with log burning stove & feature exposed brick wall. An elegant & cosy space for everyone to enjoy.

Kitchen

17'4" x 10'2" (5.3 x 3.1)

The kitchen is open plan for convenience with space for a large dining table perfect for families and hosting. The kitchen is made up of statement oak effect base & wall units, which fit in perfectly with the style of this idyllic countryside home, large AGA style oven & electric hob, space for large free standing fridge freezer and integrated microwave.

Utility Room

10'9" x 5'6" (3.3 x 1.7)

A very generously sized utility room perfect for busy growing families which is made up of oak effect base and wall units, a large sink with half bowl & draining board & space for dish washer, washing machine & tumble dryer.

Ground Floor WC

Leading on from the utility you have the WC with enclosed cistern and hand wash basin.

Bedroom 1

10'2" x 9'10" (3.1 x 3.0)

Master Double bedroom stylish fitted wardrobes and window seat looking to the rear of the property.

Bedroom 2

13'1" x 9'10" (4.0 x 3.0)

Double Bedroom with large fitted modern wardrobes

Bathroom 1

Modern fitted bathroom with L shaped bath with over head shower, WC with enclosed cistern, hand wash basin & mirrored vanity unit.

Bedroom 3

13'5" x 7'6" (4.1 x 2.3)

Single room on the second floor with velux window.

Bedroom 4

10'5" x 7'2" (3.2 x 2.2)

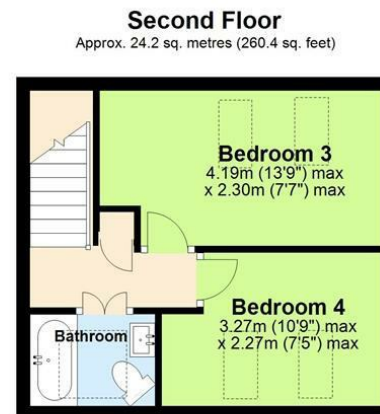
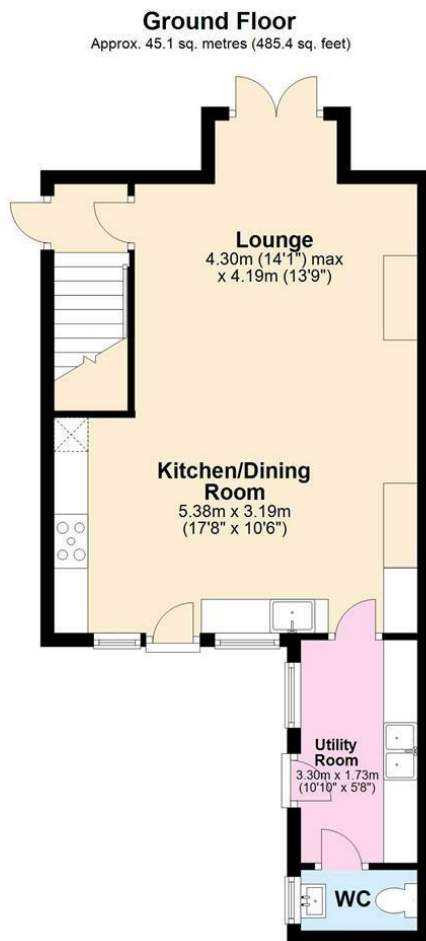
Single room on the second floor with velux window.

Bathroom 2

Modern fitted bathroom with hand wash basin & WC.







Total area: approx. 105.0 sq. metres (1130.4 sq. feet)

This floorplan is provided for guidance only and is not to scale
Plan produced using PlanUp.

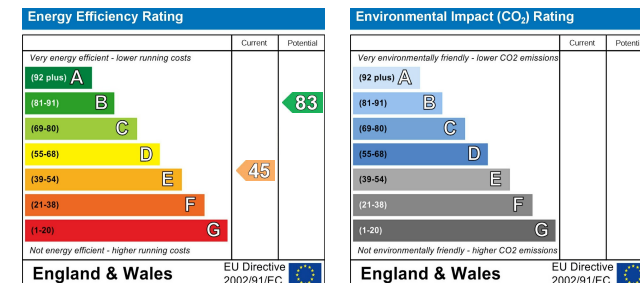


Viewing

Please contact our Verwood Office on 01202 117288

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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