



Hamble Cottage Newtown  
Witchampton, Wimborne, BH21 5AU

Offers in excess of £575,000



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# Hamble Cottage Newtown

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# 2/3 Bedroom Stunning Cottage In Beautiful Location # In The Agents Opinion Well Priced # Close Proximity To Stunning Water Mill #

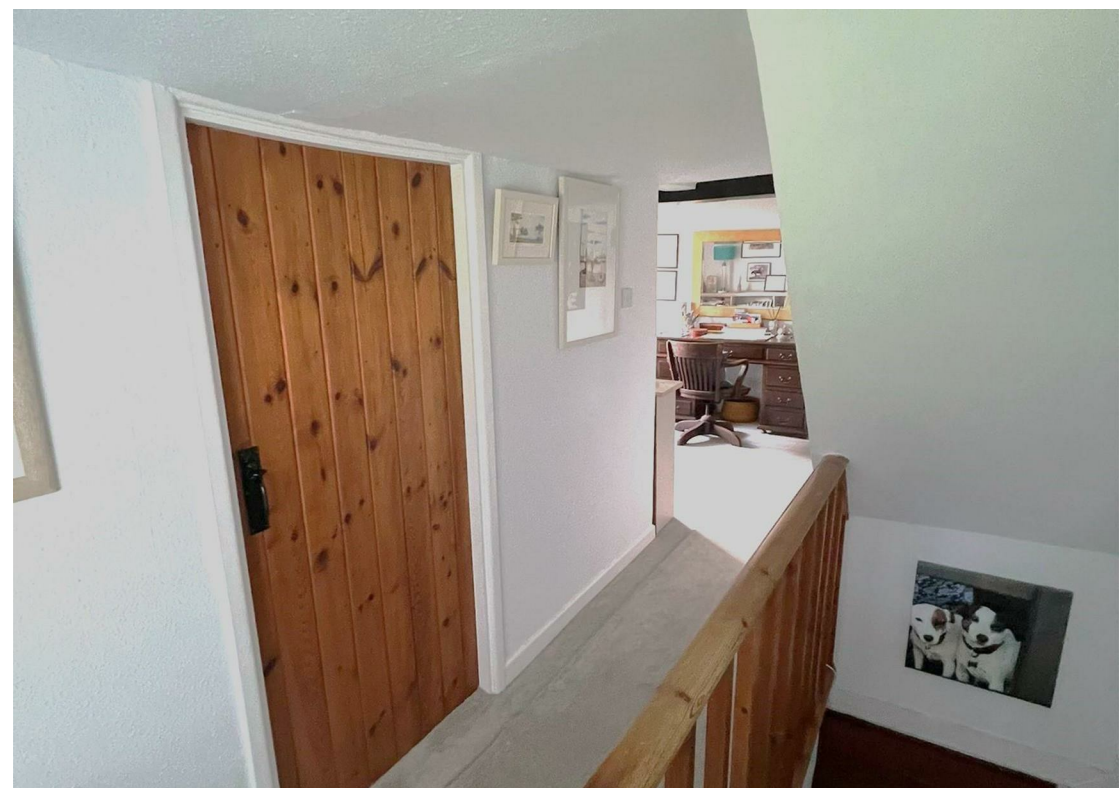
Nestled in a picturesque rural setting, Hamble Cottage is a charming and characterful Grade II Listed detached home, believed to have been built 200–250 years ago situated on the edge of the sought-after village of Witchampton, known for its active community and excellent amenities, including a village store, hall, social club, and an outstanding primary school. Offering delightful period features, this enchanting two/three-bedroom cottage is set in stunning grounds of approximately one third of an acre.

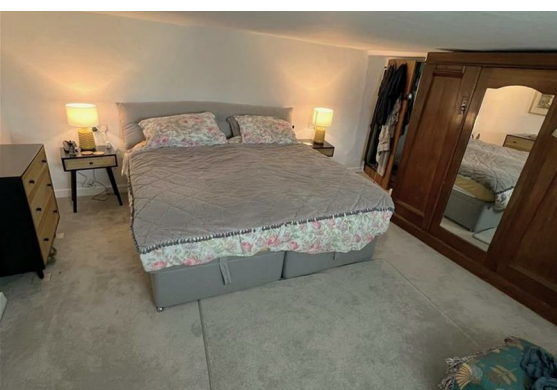
Upon entering, you are greeted by a spacious and charming entrance porch with a stable door, leading into the heart of the home. The generous kitchen/breakfast room boasts hand-painted cabinetry, integrated appliances including a Neff oven, hob, dishwasher, and washing machine, as well as a traditional Aga nestled in an inglenook fireplace. The bright and inviting sitting room features a cosy wood burner and enjoys a dual aspect, filling the space with natural light.

The first-floor landing offering wonderful garden views is currently used as a home office and could be utilised as additional bedroom space, this floor also accommodates the well-proportioned master bedroom, and a newly re-fitted family bathroom with tub bath with free standing shower attachment. The second floor reveals bedroom two with built in storage cupboards.

A recent addition to this charming property is the beautifully designed detached garden room, complete with glazed doors offering stunning views of the garden, complemented by a terrace and pergola with glass roof.

Externally, the gardens are a true delight, featuring expansive lawns bordered by vibrant flower beds and mature shrubs, all enclosed by tall hedging for privacy. Additional outdoor amenities include brick-built storage sheds, off-road parking, and a garage.

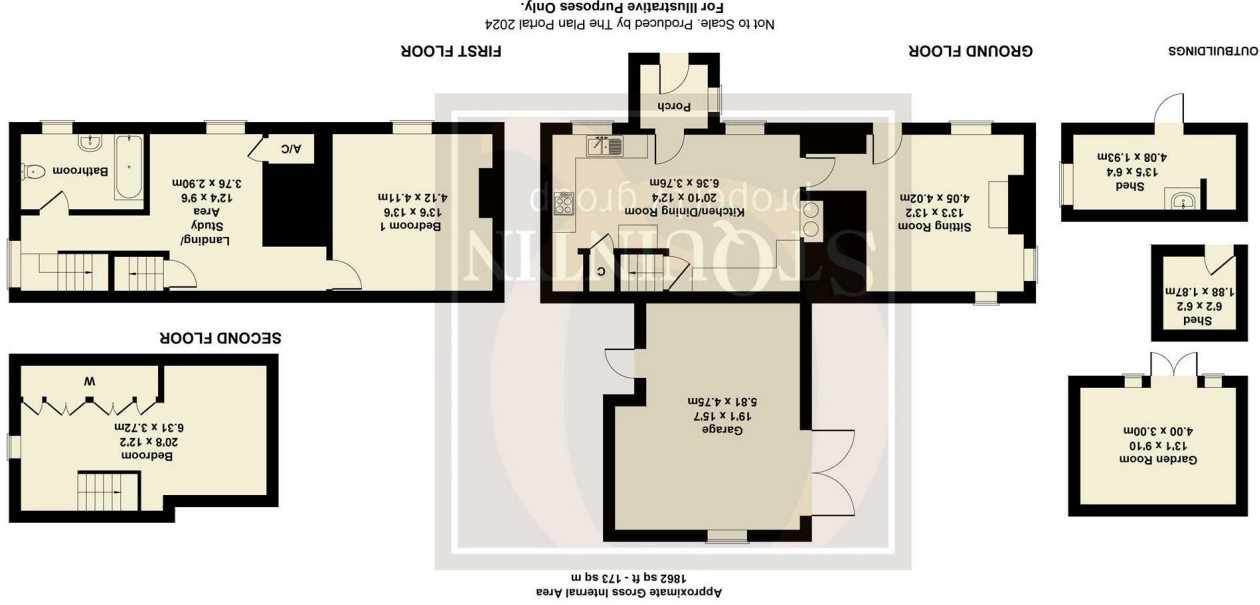




This delightful property truly encapsulates the charm and tranquillity of country living, with all the conveniences of modern life just a short distance away. Witchampton Mill is a stones throw away from this delightful property making this a perfect location for walks. (floorplans to follow)

## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.



Area Map

England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	A (92 plus)	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">75</div> <div style="border: 1px solid black; padding: 2px;">41</div> </div>
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	
Current		Potential

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