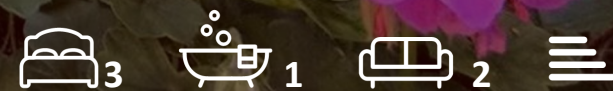




16 Canford Magna
, Wimborne, BH21 3AE

Asking price £575,000



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, Wimborne, BH21 3AE

Extended and Converted Grade II listed 'Lady Wimborne' Cottage That Has The Benefit Of Modern Staircase And Three Good Sized Bedrooms Unimpeded By Sloping Ceilings

Nestled in the charming village of Canford Magna, Wimborne, this delightful three-bedroom house offers a perfect blend of comfort and character. Upon entering, you are welcomed by a reception hall that leads to a convenient cloakroom. The inviting sitting room boasts an open fireplace, currently fitted with an inset gas fire, and features an alcove that adds to its charm. Bi-fold doors open up to a spacious rear garden room, which serves as both a dining area and additional sitting space. This room is enhanced by a pitched ceiling, natural faced brick walls, and a quarry tiled floor, creating a warm and welcoming atmosphere.

The well-appointed kitchen is a delight, featuring hand-painted units, solid timber worktops, a five-burner gas range cooker, and a ceramic sink. It also includes built-in shelved storage and a Beco slimline dishwasher, ensuring practicality and style.

On the first floor, you will find three comfortable bedrooms and a family bathroom, complete with a flush WC, pedestal wash basin, panelled bath, and a linen cupboard for added convenience.

Outside, the property is complemented by a small front garden, neatly bordered by a hedge, and a wide driveway that provides off-road parking for two vehicles. The attached garage/workshop is equipped with lighting, power, and a utility area, including plumbing for a washing machine and a recently replaced gas central heating boiler.

The south-facing cottage gardens are a standout feature, featuring a low brick retaining wall, raised herbaceous borders, shaped lawns, a sun deck, and a well-stocked rose garden, perfect for enjoying the outdoors.

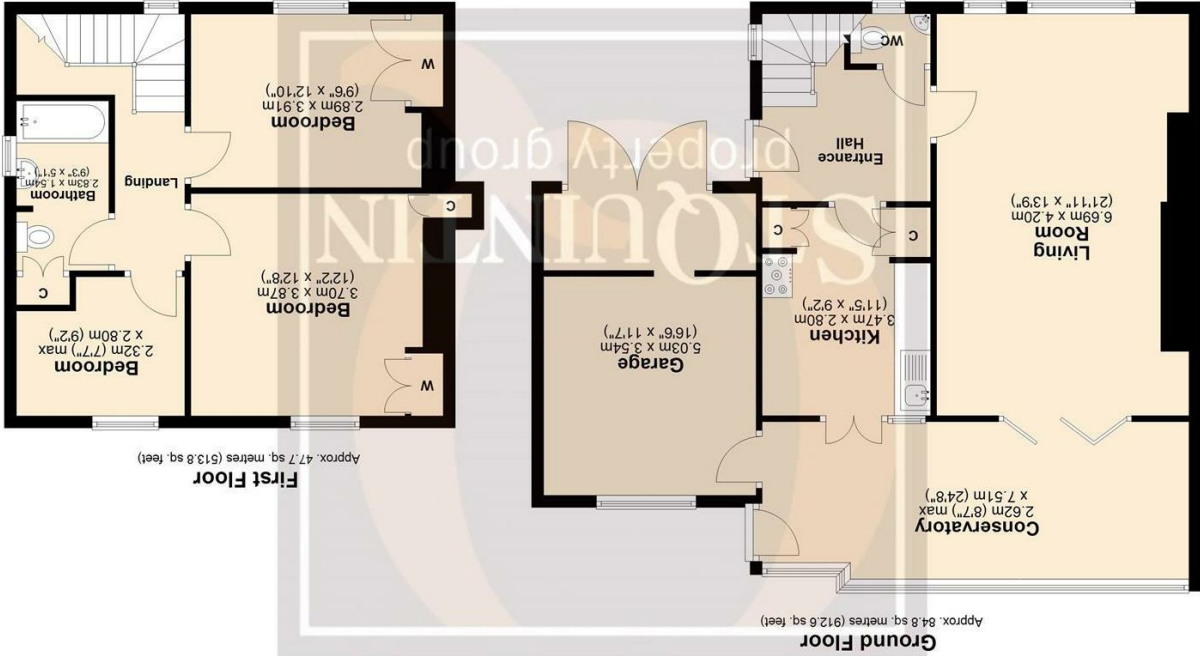
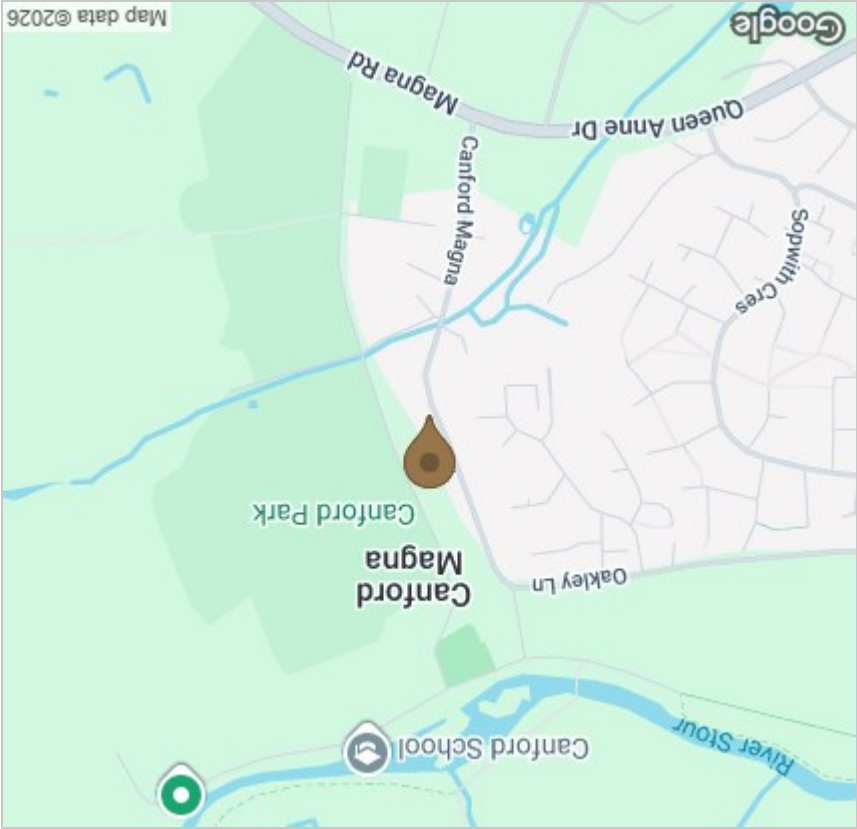




Canford Magna is a picturesque village, known for its period properties and rich history, including the independent Canford School and a parish church that dates back nearly 1000 years. With easy access to Poole and Bournemouth, both offering mainline rail links to London Waterloo, this property is ideally situated for both tranquillity and convenience



Area Map



Total area: approx. 132.5 sq. metres (1426.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanItP.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
EU Directive 2002/91/EC	Current	Potential
England & Wales		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		