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DOGDEAN

WIMBORNE, BH21 4HA





GUIDE PRICE £950,000

- CHARACTER COTTAGE HOME BUILT IN 2005
- FOUR BEDROOMS
- BATHROOM AND ENSUITE
- DUAL ASPECT LOUNGE AND SEPARATE DINING ROOM
- KITCHEN FAMILY ROOM WITH ADJOINING CONSERVATORY
- UTILITY ROOM
- DETACHED GARAGE WITH STUDIO ABOVE INCLUDING ENSUITE AND KITCHENETTE
- DELIGHTFUL SEMI-RURAL LOCATION JUST MINUTES FROM TOWN CENTRE
- BEAUTIFULLY LANDSCAPED GARDEN ENJOYING A RURAL OUTLOOK

This four bedroom detached thatched cottage exudes character and charm and is set within a generous plot with a delightful rural outlook. Constructed in 2005, the property enjoys a semi-rural location within a few minutes of Wimborne town centre. Equipped with oil fired central heating and double glazing throughout, living space on the ground floor is well proportioned and thoughtfully configured for modern family living. The main entrance enclosed porch accommodates a cloakroom to one side and the generously sized and welcoming entrance reception has exposed feature brickwork with timber beams and open through access to a further reception room/dining room overlooking the rear garden with French doors leading to outside.

To the left of the entrance reception, there is access to a large, dual aspect sitting room which has a window overlooking the front of the property and French doors opening to the rear garden. An exposed brickwork inglenook style fireplace with bressummer mantel beam and fitted oil burning coal effect stove provides a focal point in this primary living space. Further accommodation on the ground floor includes a superbly fitted kitchen/breakfast room with an adjoining garden room overlooking the beautifully maintained gardens. The kitchen has a comprehensive range of country style wooden base, wall and display units including an island unit with storage and wine rack. There is also an oil fired Heritage cooker as well as a range of integrated appliances and water softener. With underfloor heating and tiled flooring throughout, there is ample floorspace for a family sized dining table and chairs. Off the kitchen there is a well equipped utility room with door leading to outside at the rear.

Returning to the hall, a wooden staircase rises to the galleried landing and three good sized double bedrooms on the first floor. The master has the advantage of built-in storage and a stylishly appointed ensuite shower room, whilst the remaining two bedrooms are served by a family bathroom with tiled floor and part tiled walls. The suite includes a bath and separate



shower cubicle as well as wash hand basin and WC.

Outside, the property has a generous frontage laid to gravel and providing off road parking for a number of vehicles. With secure access via a five bar gate, there is also a detached garage with electrically operated up and over door. To the rear of the garage there is an external wooden staircase leading to a self-contained studio with kitchenette and ensuite - ideal as a guest suite or opportunity for home income as an airbnb or home office, gym or hobbies room.

The gardens are beautifully landscaped and maintained enjoying a delightful rural outlook. Laid mainly to lawn with some specimen planting and mature planted boundary borders, there is also a timber built garden shed, a potting shed and a greenhouse, as well as a kitchen garden to the southerly end of the grounds. A paved patio spans the rear elevation and also extends to the garage - perfect for relaxation or entertaining.

EPC: E

Council Tax Band: G

Services: Mains Electric, Oil Fired Central Heating, Mains Drainage

Out and About:

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

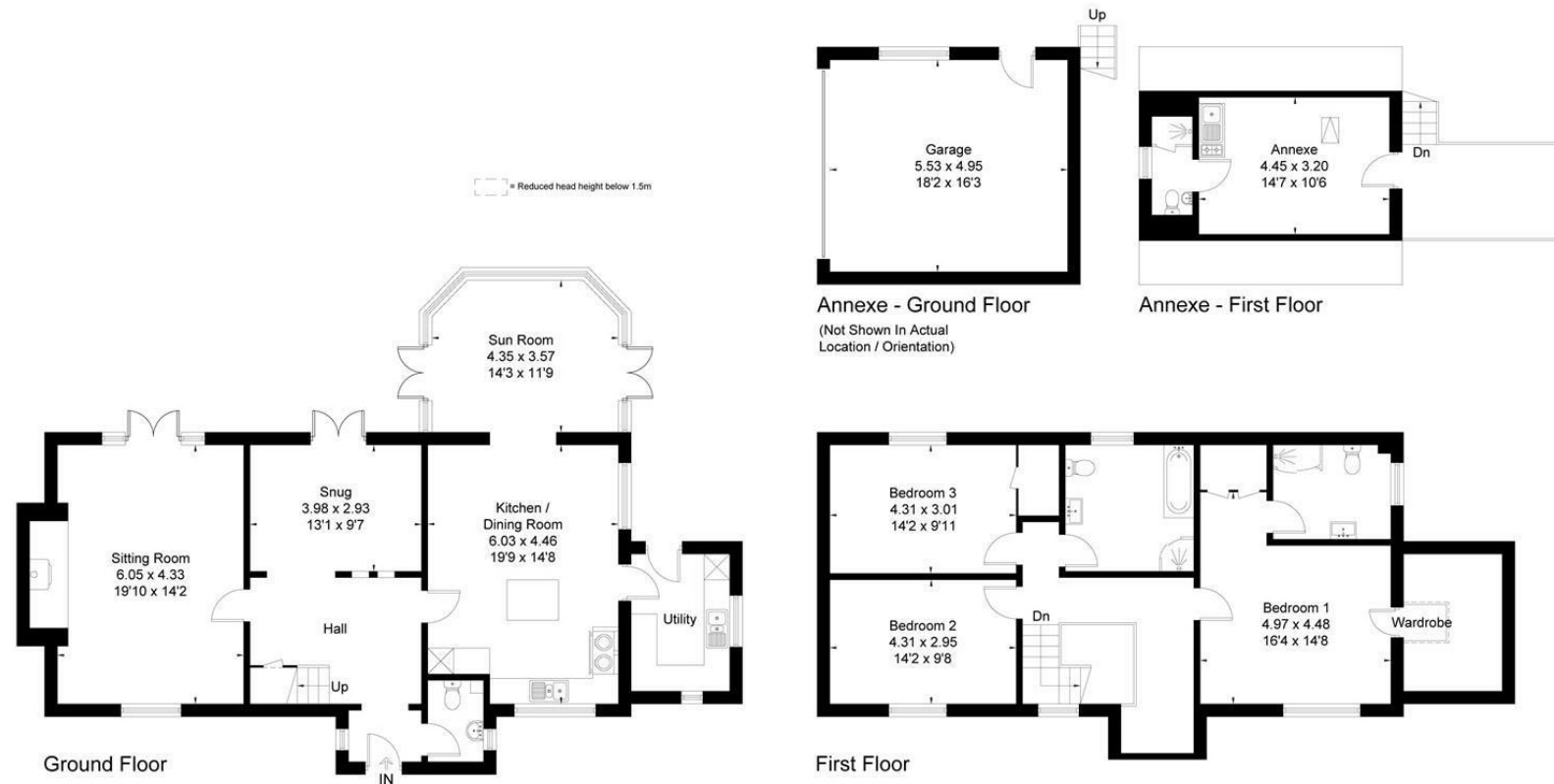
There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.







Approximate Floor Area = 200.7 sq m / 2161 sq ft
Garage / Annexe = 44.4 sq m / 478 sq ft
Total = 244.1 sq m / 2627 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #61991

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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