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OFF KNIGHTON LANE (PRIVATE ACCESS)

WIMBORNE, BH21 3AS



# GUIDE PRICE £1,000,000

- SUPERB COUNTRYSIDE HOME WITH STUNNING VIEWS
- PRIVATE ACCESS SET WITHIN GENEROUS GROUNDS
- FORMERLY PART OF KNIGHTON FARM
- FIVE BEDROOMS AND TWO RECEPTIONS + DINING ROOM
- KITCHEN AND ADJOINING UTILITY
- FAMILY BATHROOM AND ENSUITE
- DOUBLE GARAGE, AMPLE PARKING AND SUMMER HOUSE
- ANNEXE POTENTIAL
- DELIGHTFUL LANDSCAPED GROUNDS

Originally a farm worker's cottage and formerly part of the nearby Knighton Farm, this charming home has been in its current ownership for decades. Offering spacious, well proportioned and versatile accommodation, the current owners have reconfigured the layout to suit multi-generational living with a self-contained annex if required.

Accessed via a sweeping driveway past Knighton House, the property is approached through electrically operated gates, ensuring security and privacy in a tranquil setting, surrounded by superb countryside and delightful views. The extensive and neatly maintained grounds include well stocked cottage garden borders, kitchen garden, summer house, wooded area and entertaining spaces from which to enjoy the surroundings. There is also ample gravelled parking, together with a detached double



garage/workshop as well as a single garage offering further useful storage.

Internally, this family home, steeped in history, is brimming with character features, offering five bedrooms - one with ensuite bathroom - along with a separate family bathroom. Living space includes a kitchen with adjoining utility room, a well proportioned sitting room with feature bay window, a separate dining room and a snug with feature fireplace. Two of the five double bedrooms are at ground floor level, whilst three are on the first floor, along with the family bathroom.

In all, a delightful family residence in an unrivalled location offering privacy, tranquillity and seclusion!

EPC: E

Council Tax Band: G

Services: Mains Electric and Water - Oil Fired Central Heating - Private Drainage.

Standard Mobile and Broadband networks are available.







# Knighton Lane, Wimborne

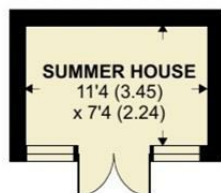
Approximate Area = 2563 sq ft / 238.1 sq m

Limited Use Area = 47 sq ft / 4.4 sq m

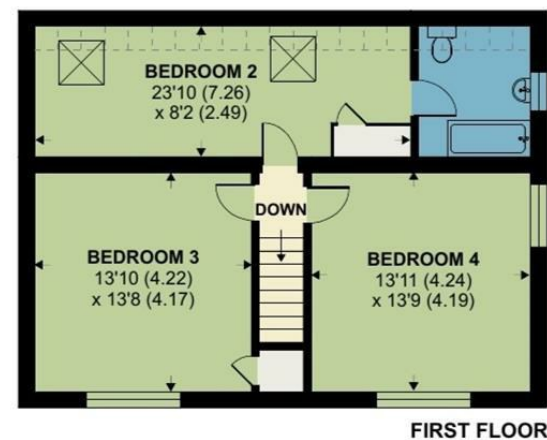
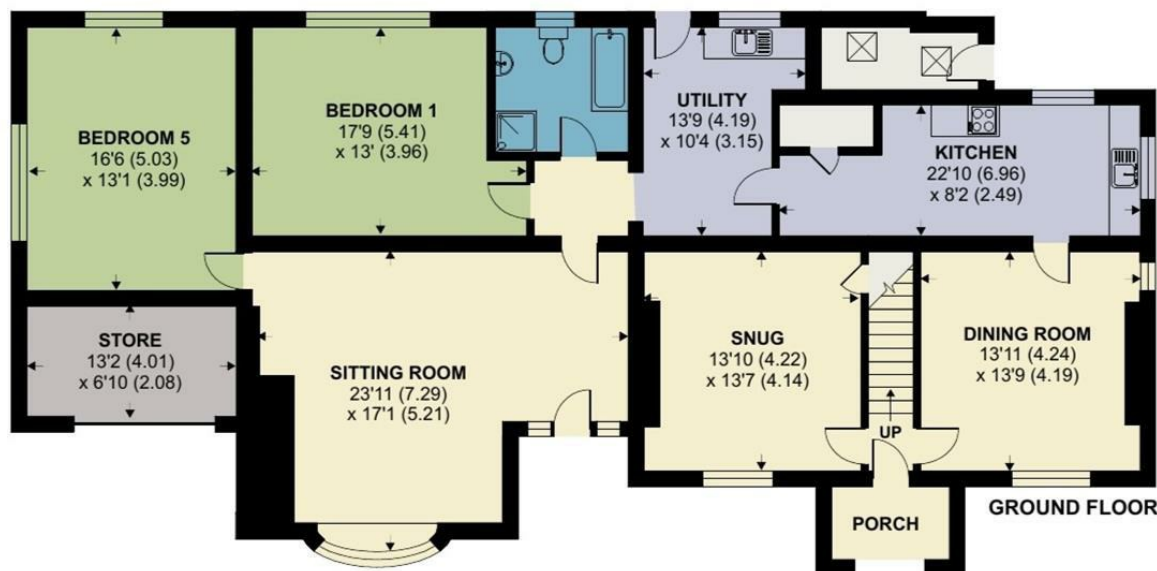
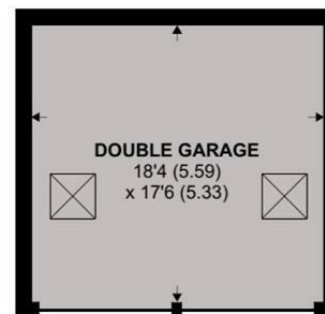
Outbuilding(s) = 511 sq ft / 11.8 sq m

Total = 3121 sq ft / 182.7 sq m

For identification only - Not to scale



Denotes restricted head height



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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