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EDWARDS  
ESTATE AGENTS

HAM LANE  
WIMBORNE, BH21 7LT







# GUIDE PRICE £700,000

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- NO FORWARD CHAIN
- LUXURY DETACHED HOME
- BEAUTIFULLY RENOVATED
- IMMACULATE STANDARD
- SPACIOUS & SECLUDED PLOT
- LUXURY FITTED KITCHEN
- BACKING ONTO PADDOCKS
- LANDSCAPED GARDENS
- GATED PARKING & DOUBLE GARAGE
- EXCELLENT TRANSPORT LINKS

This luxury DETACHED property has been BEAUTIFULLY RENOVATED by the current owners to an immaculate standard and is offered with NO FORWARD CHAIN.

Lavender Cottage is perfectly positioned down a private gated driveway, within close proximity of excellent transport links, local amenities, beautiful walks and well-regarded schools.



The plot itself is spacious and secluded, with the property sitting centrally. There is parking for approximately four vehicles and access to a double garage, which has been partially converted into a further room, with a sink, water and drainage.

The external landscaping has been carefully considered to create a private and peaceful space, while backing onto a paddock behind, where you can see horses graze. The property also benefits from an insulated garden room, which s fitted with power and currently utilised as an office.

Upon entering Lavender Cottage, you are greeted into a large, light and welcoming entrance hall, which opens into the beautifully modernised living room. A notable feature of the living room is the large windows, providing a view to the lovely, landscaped garden. The windows are fitted with electric blinds.

The luxury fitted kitchen is a wonderful space to entertain and enjoy, with direct access to the garden and views across the paddock behind. The kitchen is fitted with integral appliances to include an induction hob and boiling water tap.

There are two generous double bedrooms on the ground floor, as well as a stunning shower room, which is fully tiled and benefits from a large walk-in shower, providing lateral living.

Upstairs, there are two large storage cupboards on the landing, as well as access to eaves storage from the principal bedroom.

The principle bedroom is spacious and enjoys a wonderful outlook towards the paddock.

The second bedroom is currently used as a dressing room, with a range of fitted wardrobes and drawers and again benefitting from a lovely outlook towards the rear.

The family bathroom is fully tiled and beautifully fitted. Lavender Cottage is truly fitted to an immaculate standard throughout and beautifully decorated.

- Additional Information
- Energy Performance Rating: D
- Council Tax Band: E
- Tenure: Freehold
- Accessibility / Adaptations: Lateral living, wet room
- Flood Risk: Very low but refer to gov.uk, check long term flood risk
- Conservation area: No
- Listed building: No
- Tree Preservation Order: No
- Parking: Double garage, Private driveway, gated Parking
- Utilities: Mains electricity, mains gas, mains water
- Drainage: Cesspit, Septic tank
- Broadband: Refer to Ofcom website
- Mobile Signal: Refer to Ofcom website





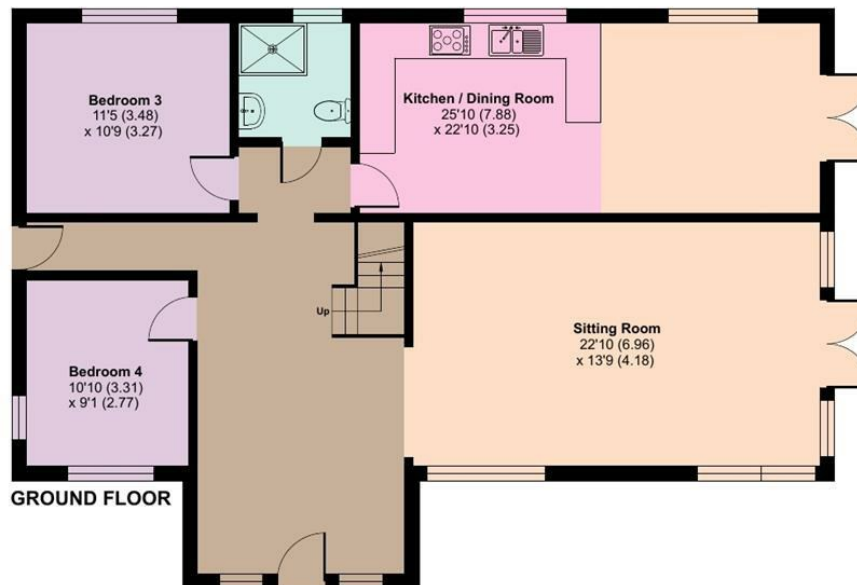
## Ham Lane, Wimborne, BH21

Approximate Area = 1619 sq ft / 150.4 sq m

Outbuildings = 440 sq ft / 40.8 sq m

Total = 2059 sq ft / 191.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2025.  
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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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