

Symonds
& Sampson

Knighton Lane

Wimborne, Dorset

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Knighton Lane
Wimborne
BH21 3AS

A charming Grade II listed semi-detached furnished cottage set in a woodland setting in the desirable area of Knighton near Wimborne.



- Furnished
- Long term let
- Available mid December
- Situated in the desirable area of Knighton near Wimborne
- Beautifully restored Victorian Cottage
- Off road parking

£1,500 Per Month

Blandford Lettings
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THE PROPERTY

A charming Grade II listed semi-detached furnished cottage set in a woodland setting in the desirable area of Knighton near Wimborne.

Available early December for an initial 12-month tenancy. Preference for a longer-term tenancy. Pets at the Landlord's discretion.

A beautifully presented Victorian style two bed semi-detached cottage that has been restored to a very high standard throughout. On the ground floor there is a cosy sitting room with feature wood burner, leading to a dining room and then on to an immaculately presented kitchen. The first floor comprises of two good sized bedrooms both enjoying countryside views and a spacious family bathroom.

Outside there is off road parking, patio area and a large garden mainly laid to lawn at the rear.

Zero deposit option available via Reposit.

Rent: - £1,500 per calendar month / £346 per week
Holding Deposit: - £346
Security Deposit: - £1730
Council Tax Band: D
EPC Band: D



SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains electricity and LPG for the heating, sewerage is via a small treatment plant which will need emptying periodically. There is mobile signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick build under a tiled roof and will be let furnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

The cottage is situated in an unusual position surrounded by mature woodland yet it is only a few miles from Poole and Bournemouth. The nearest town is Wimborne Minster which is a historic market town that boasts a wide range of independent shops, restaurants and cafes. The town offers an array of amenities including a Waitrose supermarket. 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. The area is well known for its schooling in both the private and state sectors with Canford School, Castle Court School, Dumpton School and Queen Elizabeth's School. The surrounding area is renowned for its excellent walking and riding, with a number of well-established pubs and the Jurassic Coast within easy reach.



DIRECTIONS

[what3words///stickler.river.cashier](https://www.what3words.com/stickler.river.cashier)

From Magna Road (A341), take the turning into Knighton Lane. The cottage can be found on the left hand side after a short distance.



Knighton Lane, Wimborne, Dorset

Approximate Area = 834 sq ft / 77.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
105-120 kWh/m ² A		86
81-104 kWh/m ² B		
55-80 kWh/m ² C		
39-54 kWh/m ² D	60	
29-38 kWh/m ² E		
21-28 kWh/m ² F		
13-20 kWh/m ² G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richscom 2022. Produced for Symonds & Sampson. REF: 917148



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