

Symonds
& Sampson



Fairview

Kings Lane, Woodlands, Wimborne,

Fairview

Kings Lane
Woodlands
Wimborne
BH21 8NA



- A beautiful detached dwelling set in glorious gardens
 - Uninterrupted views across open farmland
 - Superb potential to extend and change
 - A large insulated summer house
 - Three bedrooms Two reception rooms
- Parking for numerous vehicles including boats and a double garage
- A beautiful plot over 1.4 acres with an abundance of wildlife and colour
- Stunning location with no near neighbours and total privacy

Guide Price £1,100,000

Freehold

Wimborne Sales
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THE PROPERTY

A beautiful detached family dwelling set in stunning gardens over 1.4 acres with uninterrupted rural views across open farmland. The property boasts complete privacy and seclusion whilst only being a short drive to Wimborne Centre. The home has superior potential to extend and change if required.

ACCOMMODATION

An enclosed storm porch, a long spacious hallway leading to all principal rooms. A triple aspect sitting room with double patio doors to the gardens, a separate dining room and a modern, fully fitted kitchen with quartz work surface and a Rayburn which runs the heating and hot water which is supported by an emersion. Three double bedrooms with the principal having en-suite facilities with a separate family bathroom.

EXTERNALLY

Stunning flat level grounds. The front is laid to shingle with parking for boats, cars caravans and other vehicles. The home enjoys a detached double garage with storage above and a wood store behind. A large and insulated summer house with lovely views, ground of over 1.4 acres inviting a host of wildlife, colour and some fruit trees but enjoying uninterrupted open farmland views.

SITUATION

Set in its own ground only a short drive from Wimborne or Cranborne. The property has no near neighbours as well as complete seclusion and privacy. The benefits of this home are the wonderful star views on a clear evening.

DIRECTIONS

What 3 Words /// teacher.mango.classics

SERVICES

Private drainage and water. Solid fuel heating via the Rayburn, mains electricity.

MATERIAL INFORMATION

EPC rating - F

Council Tax Band - G

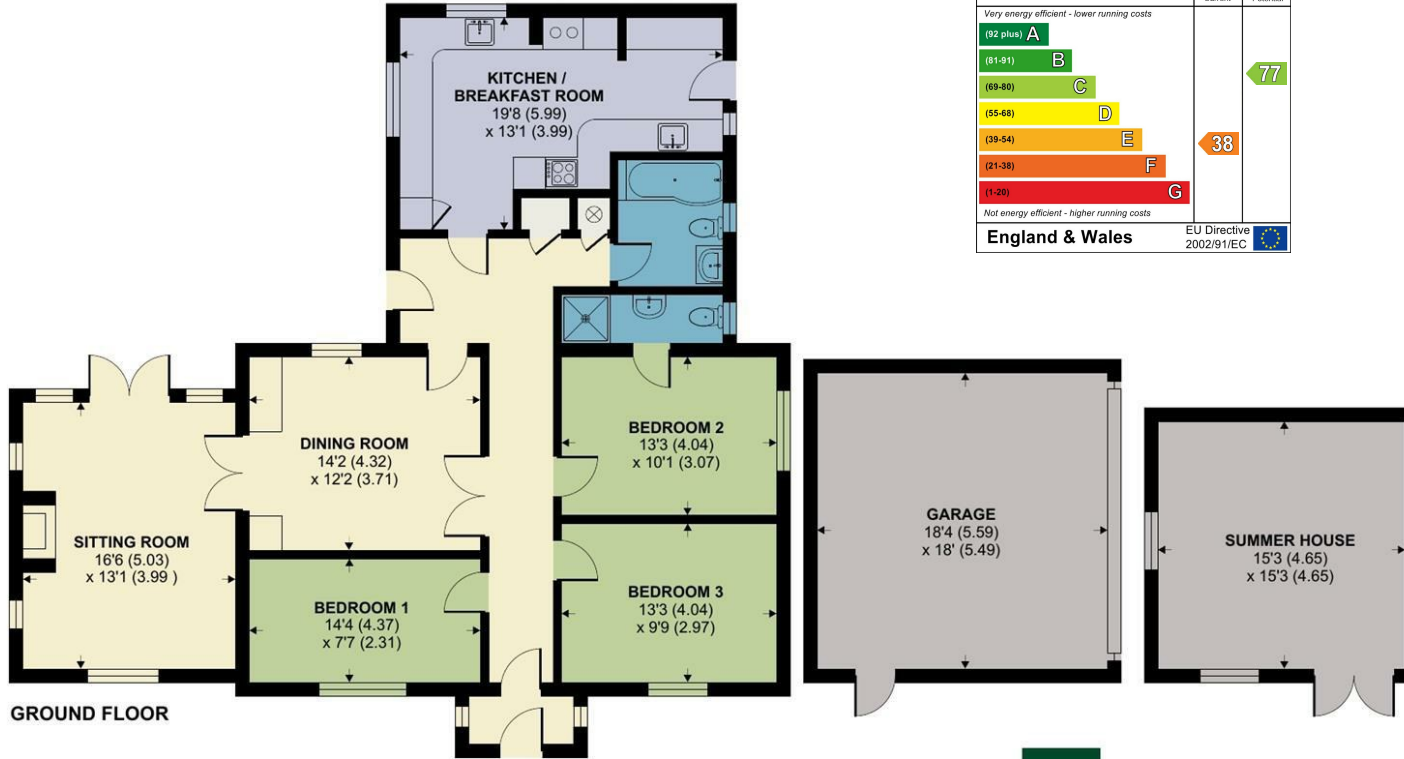
Limited mobile signal limited - ultra fast broadband available



Kings Lane, Woodlands, Wimborne

Approximate Area = 1335 sq ft / 124 sq m
 Garage = 330 sq ft / 30.6 sq m
 Summer House = 235 sq ft / 21.8 sq m
 Total = 1900 sq ft / 176.5 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 77 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 38 | |
| (21-38) F | | | |
| (1-20) 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1180242



WIM/NW/SEP24



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT