



Symonds
& Sampson

Lawrence Lane
Witchampton

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Lawrence Lane
Witchampton
BH21 5AZ

Welcome to this charming semi-detached house located on Lawrence Lane in the picturesque village of Witchampton. This delightful property boasts a cosy reception room, perfect for



- A lovely semi-detached home in a sought after village location
- Two bedrooms, parking and offering great potential
- No forward chain, offered with vacant possession
- Large gardens with a workshop, shed and greenhouse
 - Arguably one of the areas finest villages
- Lovely open views across farmland and countryside

Guide Price £350,000

Freehold

Wimborne Sales
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THE PROPERTY

A delightful and quaint semi-detached home with a beautiful and handsome façade situated in a beautiful and popular village location. The property has a lovely garden with wonderful open views and an idyllic situation. Offered with no forward chain and vacant possession, the property requires a small amount of updating but is a little gem.

ACCOMMODATION

An entrance hall with storage leads to the principle rooms including, the sitting room as well as a ground floor bathroom, in the other direction is the kitchen. Return stairs lead to the first floor landing with two bedrooms and lovely views across farmland.

OUTSIDE

A larger than expected garden also house two very useful and large storage sheds/workshops. The garden is well stocked and secluded with a lawn area and a raised dining area ideal for BBQ's or outside entertaining. The garden is bound to the rear with mature trees giving excellent privacy. Greenhouse.

SITUATION

Witchampton is arguably one of the areas finest, highly desirable and most sought after of village locations. A quiet and popular village with a school and a village shop as well as a local public house. This village is only a short drive from Wimborne, Blandford and larger towns and cities.

DIRECTIONS

What three words ///relishes.digress.handover

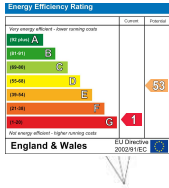
SERVICES

Duel fuel, solid , wood and electric.
Private (shared) drainage
Mains Water

MATERIAL INFORMATION

EPC rating - G
Council Tax band - C
Mobile signal - Limited depending on provider
Broadband connectivity - Ultrafast

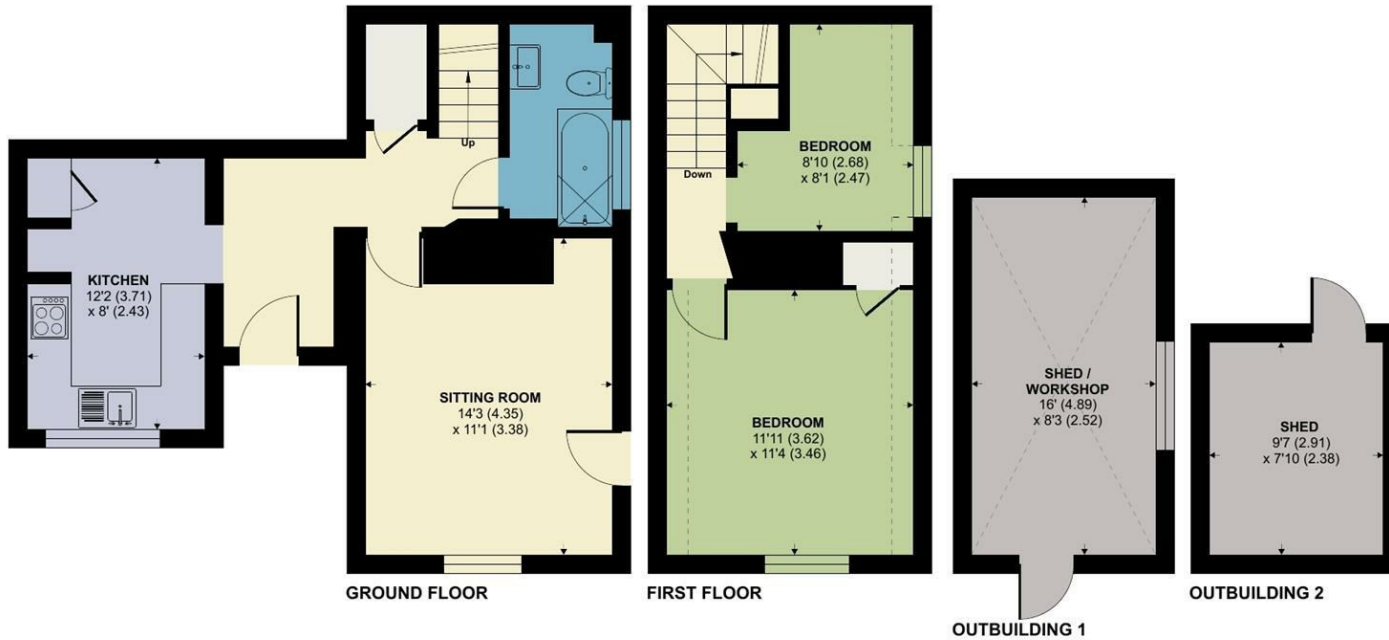




Lawrence Lane, Witchampton, Wimborne

Approximate Area = 657 sq ft / 61 sq m
 Limited Use Area(s) = 30 sq ft / 2.7 sq m
 Outbuilding(s) = 208 sq ft / 19.3 sq m
 Total = 895 sq ft / 83 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1181447
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WIM/NW/SEP24



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