



Symonds  
& Sampson

Lawrence Lane  
Witchampton



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Lawrence Lane  
Witchampton  
BH21 5AZ



- A stunning semi-detached home with large gardens
  - Superb location set in a sought after village
  - Glorious countryside and farmland views
- Excellent potential to extend and improve (STPP)
  - Offered with no chain and vacant possession
  - Lovely character features



Guide Price £375,000

Freehold

Wimborne Sales  
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## THE PROPERTY

A lovely semi-detached former workers cottage with a stunning façade situated in a highly sought after village. The property requires a little updating with wonderful and deceptively large gardens and an opportunity to extend (STPP). This wonderful cottage is offered with no forward chain and vacant possession.

## ACCOMMODATION

A large entrance hall gives way to the sitting room with a duel aspect. On the ground floor is the kitchen and the family bathroom. Stairs give access to the first floor where two double bedrooms can be found. Within the garden is a large workshop/store room with fantastic potential (STPP)

## OUTSIDE

A delightful and deceptively large garden giving wonderful open countryside views across local farmland. The property is bound to the front by a low level wall and has ample room for growing families or has wonderful potential to create a stunning cottage garden and vegetable areas. A patio provides an area for eating as well as an open barn which would make a perfect BBQ hut/bar.

## 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 ///pirates.marinated.prompts

## SERVICES

Private (shared) drainage  
Mains water  
Wood burner and electric

## MATERIAL INFORMATION

EPC rating - E  
Council Tax band - C  
Mobile signal - limited depending on provider  
Broadband connectivity - Ultrafast





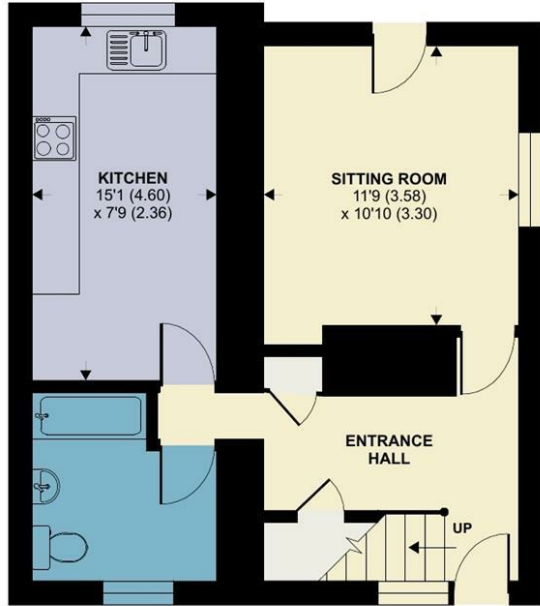
Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)	A		87
Energy efficient	B		
Decent	C		
Below average	D		
Poor	E	42	
Very poor	F		
Least energy efficient (highest carbon score)	G		
For more information on energy ratings visit <a href="https://www.gov.uk/guidance/energy-ratings">www.gov.uk/guidance/energy-ratings</a>			
England & Wales			
EPC Directive 2002/91/EC			

# Lawrence Lane, Witchampton, Wimborne

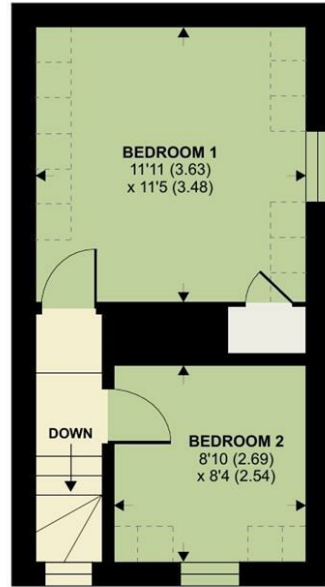
Approximate Area = 700 sq ft / 65 sq m  
 Limited Use Area(s) = 34 sq ft / 3.2 sq m  
 Outbuilding = 122 sq ft / 11.3 sq m  
 Total = 856 sq ft / 79.5 sq m

For identification only - Not to scale

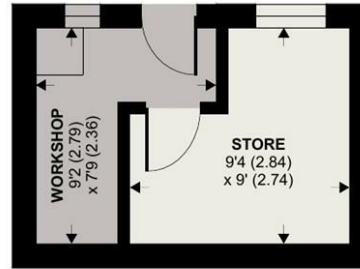
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1181448



WIM/NW/SEP24



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