

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below it.

Symonds  
& Sampson

A two-story red brick cottage with a grey tiled roof and a brick chimney. The front facade features a central wooden door with a white frame and a small overhang, flanked by two white-framed windows. A brick wall with a black gate is on the right, and a brick path leads to the door. A green sign on a post stands near the door. The house is surrounded by greenery and a brick wall.

# Roman Cottage

Castle Street, Cranborne, Dorset.



# Roman Cottage

12 Castle Street  
Cranborne  
BH21 5PZ



- A lovely modern home situated in a highly regarded village setting
- Three bedrooms, two bath/shower rooms, kitchen and utility
- Beautiful and well stocked garden with veranda and seating areas
- Parking and an open carport with storage above, could be closed (stpp)
- A short distance to amenities, shops, pubs and larger towns and cities
  - Offered with no forward chain and immediate occupation

Guide Price £460,000

Freehold

Wimborne Sales  
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## THE PROPERTY

A lovely, modern family home situated in a highly desirable village location close to amenities, the village pub and glorious walks. The home itself is offered with no forward chain therefore occupation could be immediate.

## ACCOMMODATION

With an entrance hallway, a large sitting room with an open fire and patio doors leading to the garden, a lovely kitchen/breakfast room, separate utility, three double bedrooms, en-suite to principle room and family bathroom. With a stunning rear garden which is full of seasonal colour, carport and parking.

## OUTSIDE

The front is well bound with a low level wall and side pedestrian gate leading to the rear. The rear garden is stunning with seasonal colour and a mature pergola with a wonderful climber, a lawned area, a patio for dining with a glass veranda as well as mature tree, shrub and hedge borders. The property boasts a carport with storage, parking a shed and a summer house.

## SITUATION

Set in one of the areas most sought after villages of Cranborne with its highly renowned school, easy access to larger towns and cities with a village pub, vets and amenities. The walks surrounding the village are glorious and the village is well thought of far and wide.

## DIRECTIONS

What three words [///twists.occupations.thinker](http://twists.occupations.thinker)

## SERVICES

Oil central heating (combi boiler)  
Mains drainage  
EPC rating - D  
Council Tax Band - D

## MATERIAL INFORMATION

A newly installed combi oil boiler has been fitted together with new internal doors.  
Mobile reception - Limited depending on supplier  
Broadband reception - Superfast available



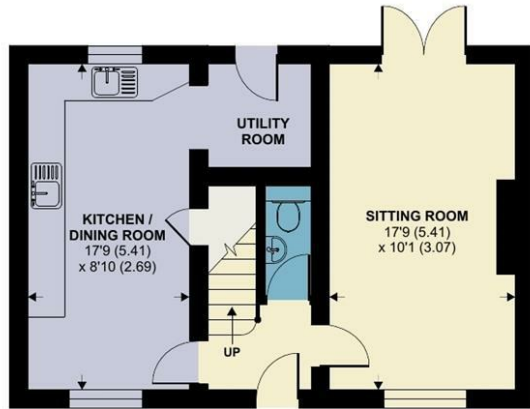
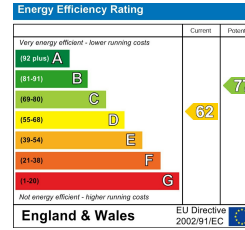
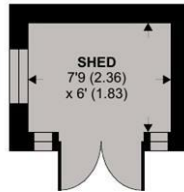
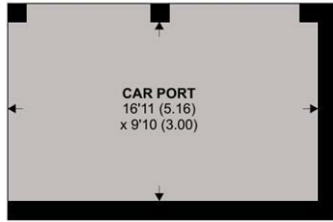
# Castle Street, Cranborne, Wimborne

Approximate Area = 950 sq ft / 88.2 sq m

Shed = 47 sq ft / 4.4 sq m

Total = 997 sq ft / 92.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1203520



WIM/NW/OCT24



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