



Symonds  
& Sampson

# 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 £450,000

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



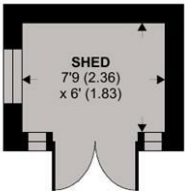
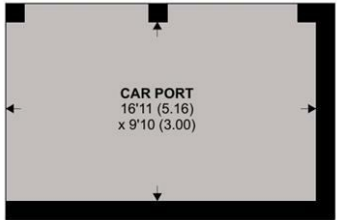
# Castle Street, Cranborne, Wimborne

Approximate Area = 950 sq ft / 88.2 sq m

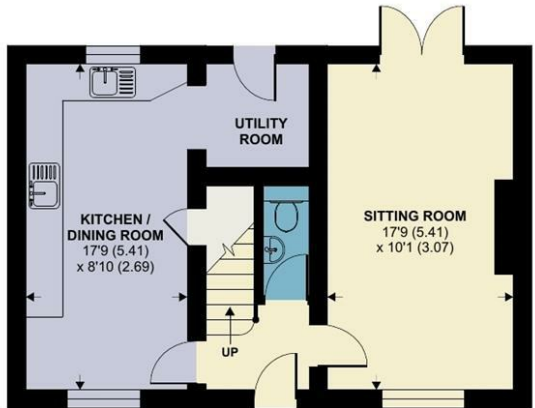
Shed = 47 sq ft / 4.4 sq m

Total = 997 sq ft / 92.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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