



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
01202 843190
wimborne@symondsandsampson.co.uk



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



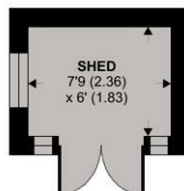
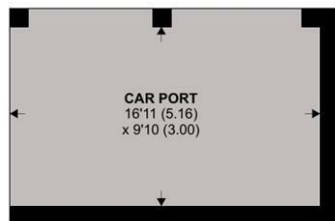
Castle Street, Cranborne, Wimborne

Approximate Area = 950 sq ft / 88.2 sq m

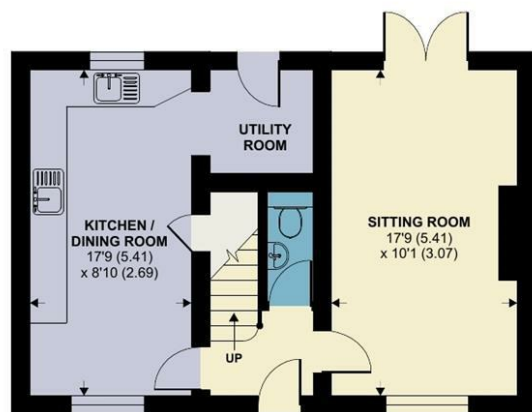
Shed = 47 sq ft / 4.4 sq m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	77
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



01202 843190

wimborne@symondsandsampson.co.uk
Symonds & Sampson LLP
5, West Street,
Wimborne, Dorset BH21 1JN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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