



Symonds
& Sampson

4 Lower Street
Witchampton, Wimborne, Dorset

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Witchampton

Wimborne

Dorset BH21 5AH

A semi-detached 3 bedroom cottage for complete refurbishment and possible extension subject to planning permission/consents. For sale by Informal Tender - closing date for bids Friday 14 February 2025. Please contact the office to request a legal pack and tender form.



- For sale by Informal Tender - Closing date for bids Friday 14 February 2025
 - A semi detached 3 bedroom cottage for complete refurbishment
 - With scope for extension (STPP/consents)
 - Potential to purchase adjoining cottage and convert to one dwelling
 - Rear garden and two useful stores
- The sale includes an area of land with potential to create off-road parking (STPP/consents)
 - Situated in a highly sought after village
- Within the Cranborne Chase National Landscape (formerly AONB)

Guide Price £285,000
Freehold

For sale by Informal Tender

Wimborne Sales
01202 843190
wimborne@symondsandsampson.co.uk



THE PROPERTY

This attractive semi-detached cottage requires modernisation and refurbishment throughout whilst providing potential for extension (subject to planning permission/consents). The existing accommodation provides dining room, sitting room with wood burning stove, kitchen and bathroom on the ground floor and three double bedrooms on the first floor. There are two brick stores to the rear of the cottage and a delightful garden with a terraced area. Included in the sale is an area of land to the north of the property which may provide potential to create off-road parking. The property benefits from a right of way from Lower Street via a pathway belonging to 5 Lower Street.

SITUATION

Witchampton lies 5 miles to the north of Wimborne and 7.5 miles to the east of Blandford Forum, on the edge of the Cranborne Chase National Landscape (AONB). Facilities in the village include a small shop, Witchampton and Crichel Club, a First school, and a church. Further amenities are available in the surrounding villages. There is an excellent range of private and state schools within the area.

The property is located within the village conservation area and is surrounded by scenic countryside, providing excellent walking, riding and cycling. There is a mainline station to London Waterloo at Poole, and Bournemouth International Airport at Hurn both 11.5 miles. There are good road links nearby with the A354 to the north, the A31 to the south and the A338 to the east.

SERVICES

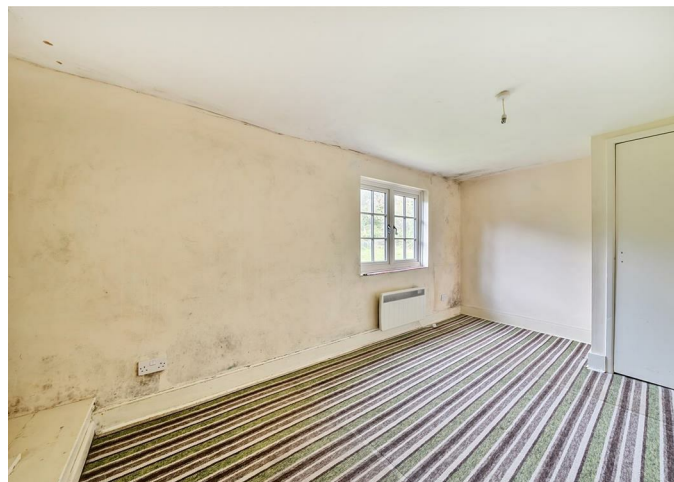
Mains water and electricity. Electric heating. Private drainage*

LOCAL AUTHORITY

Dorset Council - Council Tax: Band D

AGENTS NOTES

*The drainage system may not comply. Buyers should factor the cost to replace the system into their maximum bid. Within the Conservation Area and the Cranborne Chase & West Wiltshire Downs National Landscape (AONB). Standard, superfast and ultrafast broadband available. Very limited mobile coverage indoors. Likely outside. Source ofcom.org



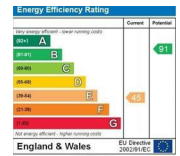
Lower Street, Witchampton, Wimborne

Approximate Area = 898 sq ft / 83.4 sq m
 Outbuilding = 124 sq ft / 11.5 sq m
 Total = 1022 sq ft / 94.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1197123



Office/Neg/Date



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