



Symonds
& Sampson

Knighton Lane

Canford Magna, Wimborne, Dorset

44

Knighton Lane
Wimborne
Dorset
BH21 3AS



- A beautiful Lady Wimborne Home with stunning features
 - Offered with no chain and vacant possession
- Large gardens, sunny and secluded aspect, and views
- Completely refurbished throughout to a superb standard
 - Landscaped grounds, gardens. Garage and parking
 - Fronting a small, picturesque stream
 - Stunning throughout
 - Grade II listed

Guide Price **£500,000**

Freehold

Wimborne Sales
01202 843190
wimborne@symondsandsampson.co.uk



THE PROPERTY

A truly beautiful semi detached Grade II listed Cottage with an abundance of charm. Situated in a highly sought after area, tucked away in a semi rural location. The property has a large garden laid to lawn with a brick outhouse and a patio area, perfect for alfresco dining. There is parking for 4 cars and a garage.

ACCOMMODATION

The Lady Wimborne cottage has been beautifully refurbished throughout. The cottage has a entrance hall, a cosy sitting room with a log burner, a spacious dining room which also features a log burner. The kitchen has all built in appliances and quartz work tops. There is also a downstairs loo and utility room. Upstairs there are two bedrooms and a family bathroom.

OUTSIDE

The property offers a large garden laid to lawn with countryside views. In the garden there is a brick built outhouse. Purbeck stone pathways and patio, perfect for alfresco dining. There is a large driveway with parking for several cars and a garage.

SITUATION

With the A341 within easy reach, there is excellent access to both Poole and Bournemouth as well as the Minster town of Wimborne, all offering an extensive range of facilities. There is a mainline station to London Waterloo at Branksome (approx. 5 miles).

DIRECTIONS

What three words [///snooze.drumbeat.flow](https://www.what3words.com/snooze.drumbeat.flow)

SERVICES

Mains electricity, water, and new private drainage.

LPG gas central heating system.

EPC - D

Council Tax - D

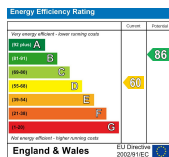
MATERIAL INFORMATION

Grade II Listed

Completely refurbished in the last two years, is currently tenanted until October 2025.

Broadband is good (24Mbps). The mobile data is good from most providers.

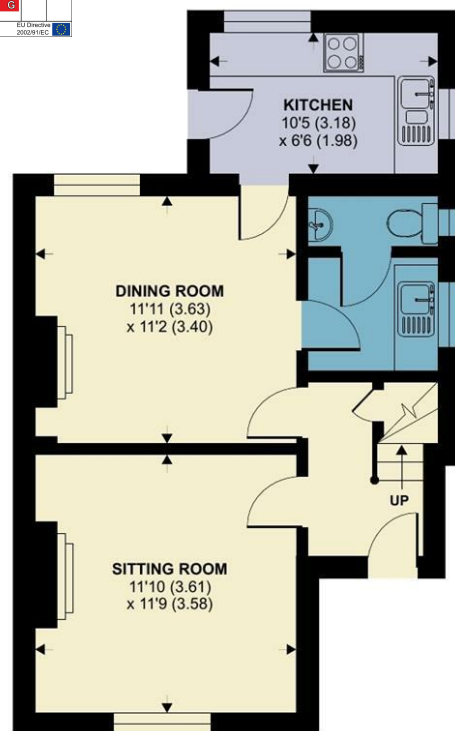




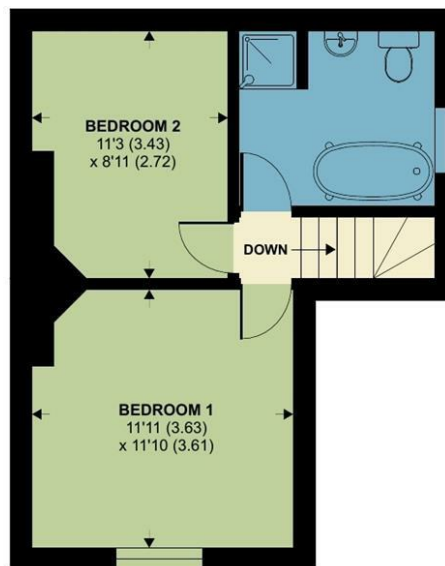
Knighton Lane, Wimborne, Dorset

Approximate Area = 834 sq ft / 77.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Symonds & Sampson. REF: 917148



Office/Neg/Date



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www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01202 843190

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



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