

Symonds  
& Sampson

# Long Crichel

Wimborne, Dorset



# 1 Hollygrove Cottage

Long Crichel  
Wimborne  
BH21 5LB



- A wonderful semi detached home with no chain and vacant possession
  - Ample parking for numerous vehicles
  - Offering a peaceful and tranquil setting
- Large mature gardens surrounded by open farmland
  - Exceptional views
- Potential to extend subject to planning

Guide Price £425,000

Freehold

Wimborne Sales  
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## THE PROPERTY

A dated three bedroom semi detached home set in a beautiful location, offering no forward chain and vacant possession. This home has wonderful potential to extend and improve and enjoys parking for numerous vehicles. The gardens are simply sublime and are surrounded by farm land with exceptional views.

## ACCOMMODATION

Entrance hall, a large sitting room with a woodburning fire, kitchen, utility/boot room, ground floor shower room, rear porch. Three first floor bedrooms and family bathroom. Off road parking for numerous vehicles set in a semi rural location.

## OUTSIDE

To the front and left of the home is parking for vehicles, large enough to park boats, caravans and cars, the remainder of the front is laid to lawn with a high hedge boundary. To the rear, the garden has been meticulously cared for by the tenant who spent 20 years cultivating a beautiful market garden with fruit trees, vegetable gardens and an array of flower beds all awash with seasonal colour and a backdrop of mature trees and hedges surrounded by farmland.

## DIRECTIONS

What three words [///framework.lurching.stage](#)

## SERVICES

Private drainage  
Mains Water  
Oil central Heating  
Council Tax Band - D

## MATERIAL INFORMATION

Shared septic tank between 1&2 Hollygrove Cottages.  
EPC Rating - F





# Long Crichel, Wimborne

Approximate Area = 1185 sq ft / 110.1 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 1193 sq ft / 110.8 sq m

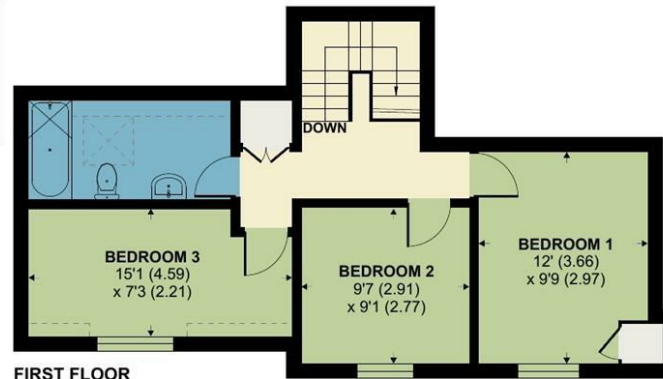
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F		
(1-26) G		
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 2025. Produced for Symonds & Sampson. REF: 1312472



WIM/IJ/AUG25



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