



Symonds
& Sampson



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01202 843190
FOR SALE

Rose Villas

Witchampton, Wimborne, Dorset BH21 5AP

5 Rose Villas

Witchampton

Wimborne

BH21 5AP



- Parking (on a licence) and a useful and large garden outbuilding
 - Two bedrooms and a family bathroom
 - Fantastic location in a popular village
- Walking distance to shops, the public house and village school
- A character home with no chain and vacant possession
 - Potential to improve

Guide Price **£335,000**

Freehold

Wimborne Sales

01202 843190

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AN INTRODUCTION

A delightful end-terrace cottage set in a popular and well-renowned village location. The property is a short, level walk to the village hall and the village shop and has wonderful access to a variety of walks and footpaths.

ACCOMMODATION

Rose Villas has a lovely long front garden giving great privacy from the road, as well as a useful outbuilding which has a multitude of options such as a storage area, an office or a studio (STPP). The cottage has side pedestrian access and parking to the rear on a licence.

OUTSIDE

To the front is a small picket fence with a long front garden which is laid to lawn. There is a side path leading to the front door. To the rear, there is a right of access for the terrace of homes (5 total) as well as a small rear garden and a useful outside office/studio or storeroom.

SITUATION

Set in Witchampton, one of the area's most sought after an popular village locations, with stunning countryside walks, a school and a local shop. The area is semi-rural and offers a quiet retreat which is full of wildlife.

DIRECTIONS

What three words [///control.signed.stealthier](#)

SERVICES

Oil central heating
Private drainage
EPC Rating - D
Council tax band - C

MATERIAL INFORMATION

The parking is to the rear and is on a licence.
Broadband and mobile telephone signal can be found on Ofcom's website



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(35-54) E		
(21-34) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Rose Villas, Witchampton, Wimborne

Approximate Area = 784 sq ft / 72.8 sq m

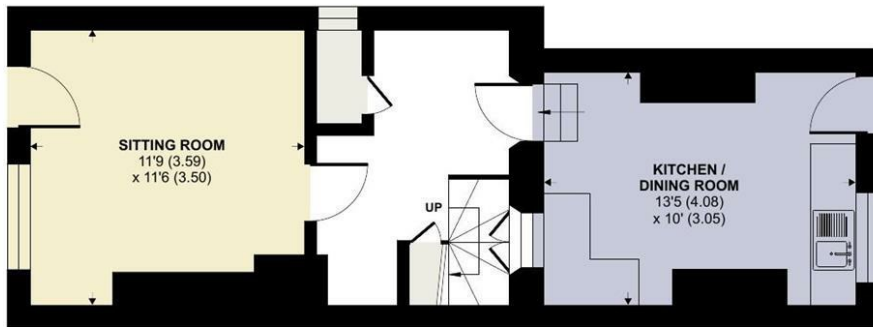
Outbuilding = 83 sq ft / 7.7 sq m

Total = 867 sq ft / 80.5 sq m

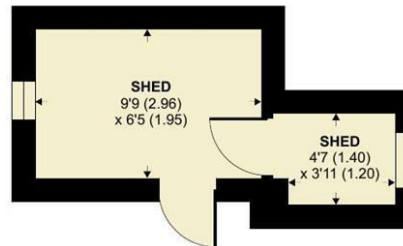
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1515934



WIM/NW/SEP26



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