

An aerial photograph of a traditional English cottage with a thick thatched roof and white walls. The house features a prominent brick chimney with two pots and a small porch with a tiled roof. The property is surrounded by lush greenery, including a well-manicured lawn, various shrubs, and a large tree with purple blossoms. In the background, another larger house with a dark roof and a white car are visible, along with rolling hills under a clear blue sky.

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**Witchampton, Dorset, BH21 5AX**

# Witchampton, Dorset, BH21 5AX

## FREEHOLD PRICE: £845,000

An imposing and beautifully presented detached thatched cottage offering four bedrooms, two reception rooms and two bathrooms as well as a stunning kitchen/family room and separate utility room. The property is on a sizeable plot with some superb open views over the surrounding countryside with additional double garage and parking.

- Traditionally built in 2007
- Despite having the appearance of a pair of semi-detached cottages (a planning requirement), Briar cottage is in fact a large family home of over 2,700 sq ft
- Superb open views over surrounding countryside to the front
- Attractive sitting room with brick fireplace and open fire facility enjoying a triple aspect with French doors to secluded patio terrace area
- Stunning kitchen/family room with wood burner and open plan kitchen area having a range of base and eye level units with pan drawers, complementary solid wood worktops, integrated full size fridge and separate freezer and dishwasher, freestanding Rangemaster six ring cooker and double oven with extractor fan over
- Separate utility room with sink and worktops, space for washing machine and tumble dryer, floor mounted boiler, rear aspect window and door to garden
- Cloakroom with wash hand basin, built in cupboard and WC
- Large study enjoying a rear aspect
- Four double bedrooms, three with fitted wardrobes
- Main bedroom with en suite bathroom, shaped bath with shower over, wash hand basin, WC and part tiled
- Family bathroom with bath, separate shower cubicle, wash hand basin, WC and part tiled
- Sealed unit double glazing and oil-fired central heating
- Outside: The cottage is set on a good size plot which is slightly elevated and landscaped with an abundance of mature trees, plants and flower borders and patio terrace ideal for al fresco dining. A shared driveway leads down one side of the property leading to parking and double garage

The village of Witchampton has a church, social club, village hall, village stores and an outstanding primary school. This superb home is accessible to the nearby towns of Wimborne Minster, Blandford Forum and Poole and access to London by car is via the M27 & M3. Sports facilities in the area include the prestigious Remedy Oak golf club within 3 miles and other championship golf courses at Ferndown, Broadstone and Parkstone. There are several excellent independent schools in the area including Bryanston, Canford, Dumpton, Sandroyd and Castle Court.

**COUNCIL TAX BAND: G EPC RATING: C**

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

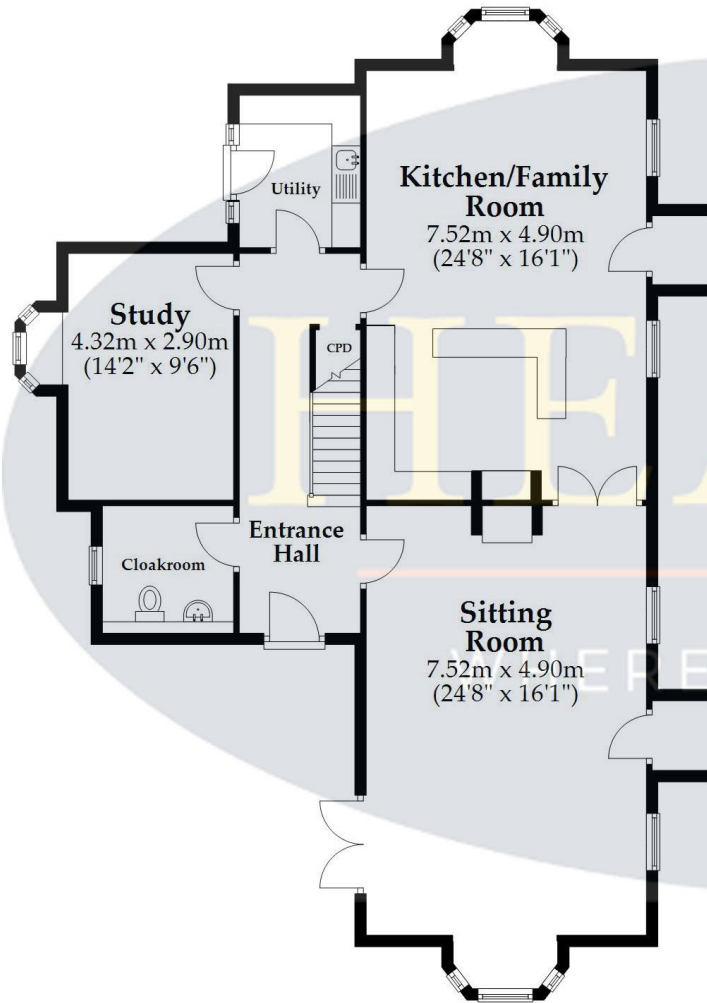




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

### Ground Floor

Approx. 119.7 sq. metres (1288.0 sq. feet)



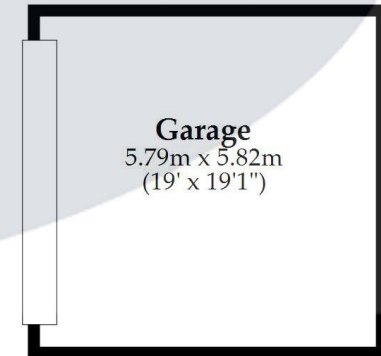
### First Floor

Approx. 97.5 sq. metres (1049.5 sq. feet)



### Garage

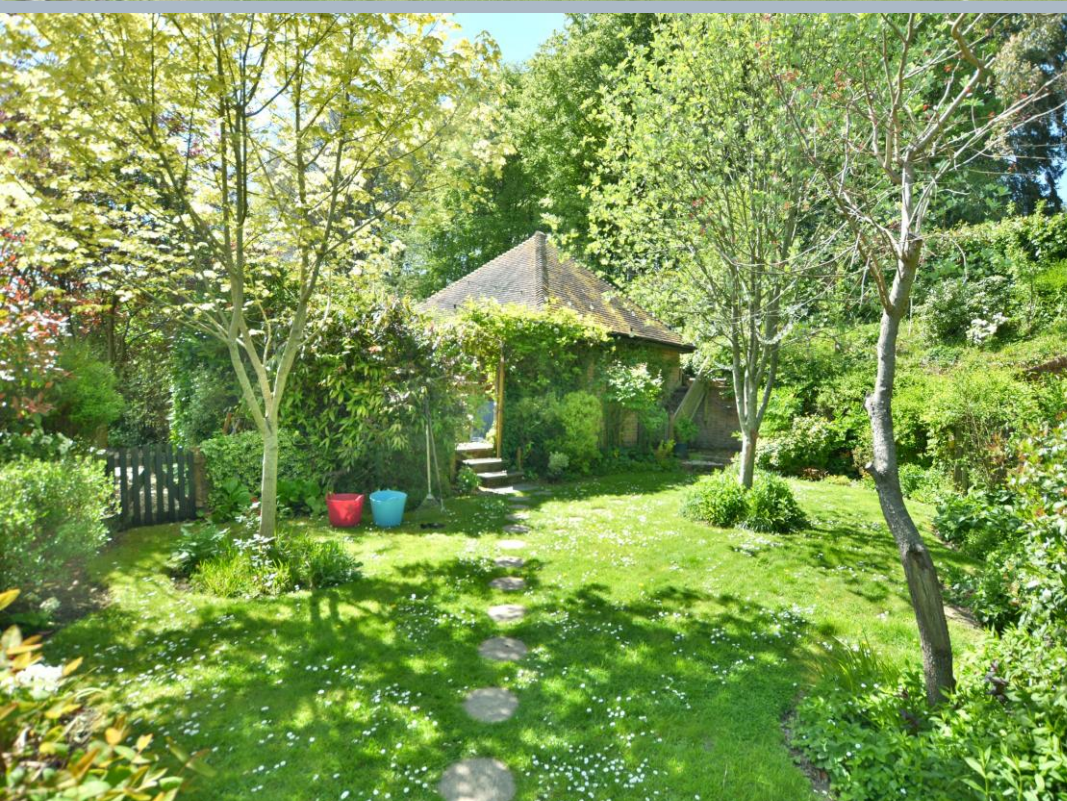
Approx. 33.7 sq. metres (362.5 sq. feet)



Total area: approx. 250.8 sq. metres (2700.0 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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