

Symonds
& Sampson



Rose Villas

Witchampton, Wimborne, Dorset BH21 5AP

4 Rose Villas

Witchampton

Wimborne

BH21 5AP



- A character home with no chain and vacant possession
 - A modern kitchen and gardens, front and rear
- Parking (on a licence) and a useful garden outbuilding
 - Two bedrooms and a family bathroom
 - A good-sized sitting room and wood burner
 - Fantastic location in a popular village
- Walking distance to shops, the public house and village school

Guide Price **£335,000**

Freehold

Wimborne Sales

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AN INTRODUCTION

A delightful mid-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 a wood burner 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 and larger-than-expected 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 [///noses.mastering.cucumber](#)

SERVICES

Electric heating, private drainage
Council tax band - C
EPC rating - D

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



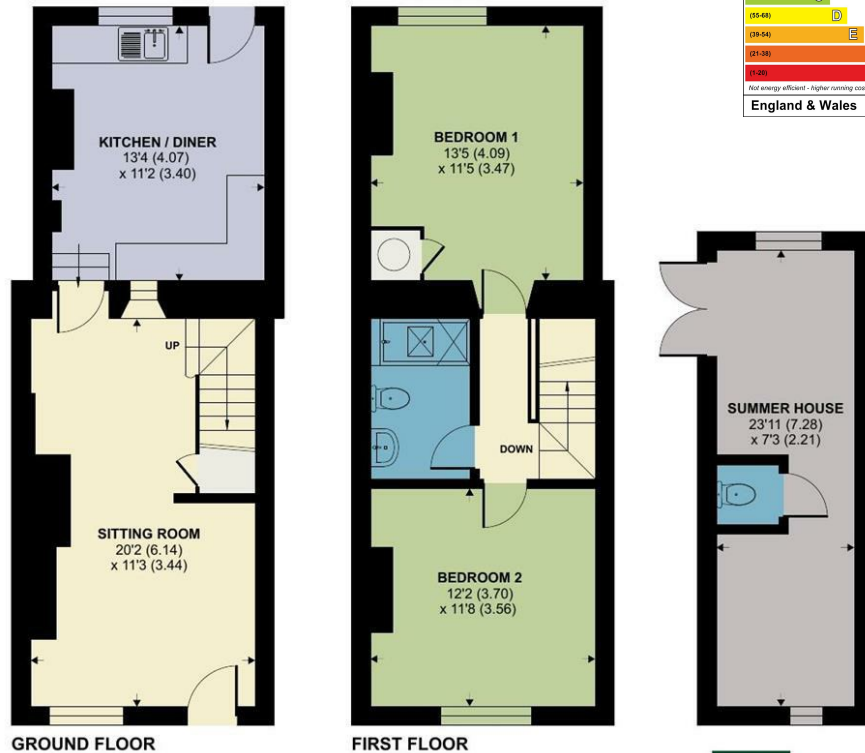
Rose Villas, Witchampton, Wimborne

Approximate Area = 819 sq ft / 76 sq m

Outbuilding = 173 sq ft / 16 sq m

Total = 992 sq ft / 92 sq m

For identification only - Not to scale



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: 1515933

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		88
(81-90) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



WIM/NW/SEP26



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