

Symonds
& Sampson

Farmhouse Cottages

Wichampton, Wimborne, Dorset



2 Farmhouse Cottages

Newtown
Witchampton
Wimborne
BH21 5AU

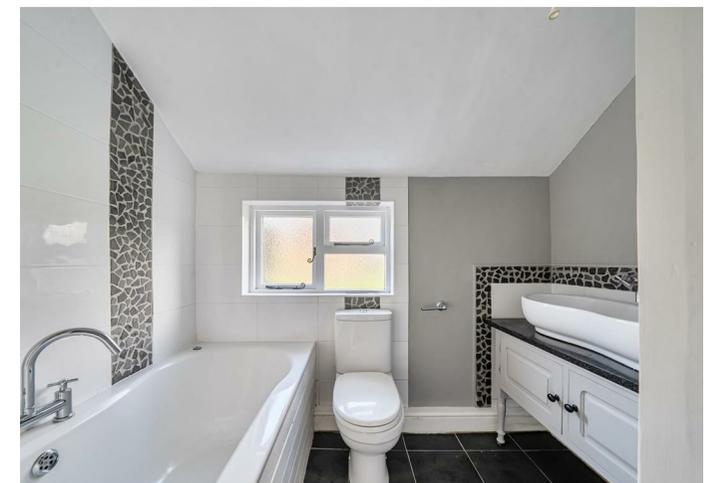


- Stunning village cottage with beautiful views
 - No chain, vacant possession
- Large garden with a peaceful and secluded aspect
- Feature inglenook fireplace in the sitting room
 - Three bedrooms, a boot/utility room
 - Recently decorated
 - Highly sought after location
 - Must be Seen

Guide Price **£395,000**

Freehold

Wimborne Sales
01202 843190
wimborne@symondsandsampson.co.uk



THE PROPERTY

A lovely and recently decorated village cottage with stunning views both to the front and rear across open farmland. The property has a large and inviting garden as well as three good sized bedrooms whilst being set in an idyllic and sought after location.

ACCOMMODATION

A bright and airy home with a lovely sized sitting room with an inglenook style fireplace. The home is set in a highly desirable location with a large garden enjoying views. The bedrooms are a good size and the bathroom is on the ground floor. The kitchen is modern with space for all appliances.

OUTSIDE

A large garden to the rear with a beautiful view over open farmland coupled with a large lawned area. The property has a useful paved patio area allowing for alfresco dining and entertaining. There is a good size brick built garden room ideal for storage. Within the garden is a child's play house whilst offering a peaceful secluded aspect.

SITUATION

Set in Witchampton, one of the areas 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 [///gliding.toggle.renovated](http://gliding.toggle.renovated)

SERVICES

Private drainage - Shared Septic tank
Mains Water
Electric Heating

MATERIAL INFORMATION

EPC Rating - E
Council Tax Band - D
Dorset Council - 01305 221000



Newtown, Witchampton, Wimborne

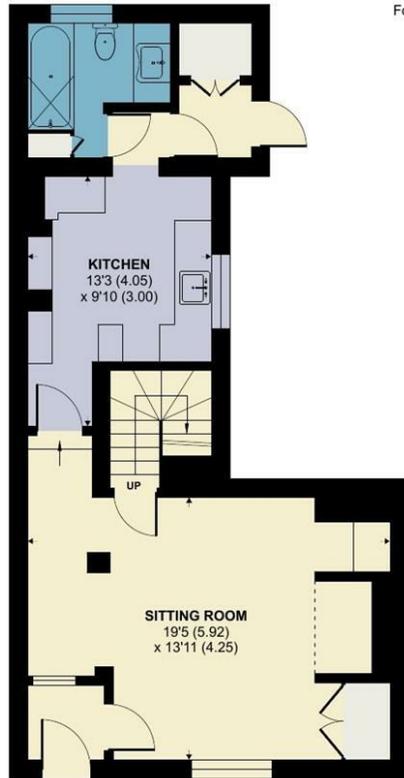
Approximate Area = 973 sq ft / 90.3 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1045 sq ft / 96.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
14-18 (A)			
11-13 (B)			
8-10 (C)			
5-7 (D)			
3-4 (E)			
2-3 (F)			
1-2 (G)			
Not energy efficient - higher running costs			
England & Wales		76	48
		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



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: 1410243



WIM/IJ/FEB25



01202 843190

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT