

HEARNES

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Wimborne, Dorset, BH21 2AS

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FREEHOLD PRICE: £850,000

A picturesque, detached cottage offering five bedrooms and three reception rooms offering spacious and versatile accommodation with ample off road parking leading to detached workshop/double garage, situated in a truly unique location with superb countryside views.

- Originally formed part of the Knighton House Estate
- The cottage has been in the same family for many decades and has been extended with an abundance of charm, history and character
- Stunning panoramic countryside views
- Annexe potential with flexible accommodation
- Access via electric gates with sweeping driveway which passes by the main farmhouse
- Open storm porch with seating leads to entrance hallway
- Snug with central fireplace
- Good size dining room leads to kitchen with separate utility room
- Boot room giving access to the garden
- Separate access leads to possible annexe with large sitting room, inner hallway, two double bedrooms, one with en suite bathroom (this can also be accessed via the main house)
- First floor third bedroom and another bathroom
- Private drainage and oil fired central heating
- Outside: The home is accessed via a side entrance to the main Knighton House Estate with a sweeping driveway which leads to a large, shingled driveway and parking area, detached timber workshop/double garage with a vaulted ceiling as well as a further single storage garage
- Delightful landscaped grounds boast stunning and panoramic views with lawn area, an abundance of flower and tree borders and summerhouse. The garden has a part wooded area to the rear as well as space for a vegetable patch and entertaining area

This superb home is very accessible to nearby towns of Wimborne Minster, Ringwood and Poole. Access to London by car is via the M27 and M3 and there is a regular mainline railway service from Poole and Salisbury to London Waterloo. There are several excellent independent schools in the area including Bryanston, Canford, Claysmore, Milton Abbey, Sherborne, Dumpton, Sandroyd and Castle Court.

COUNCIL TAX BAND: G EPC RATING: E

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.

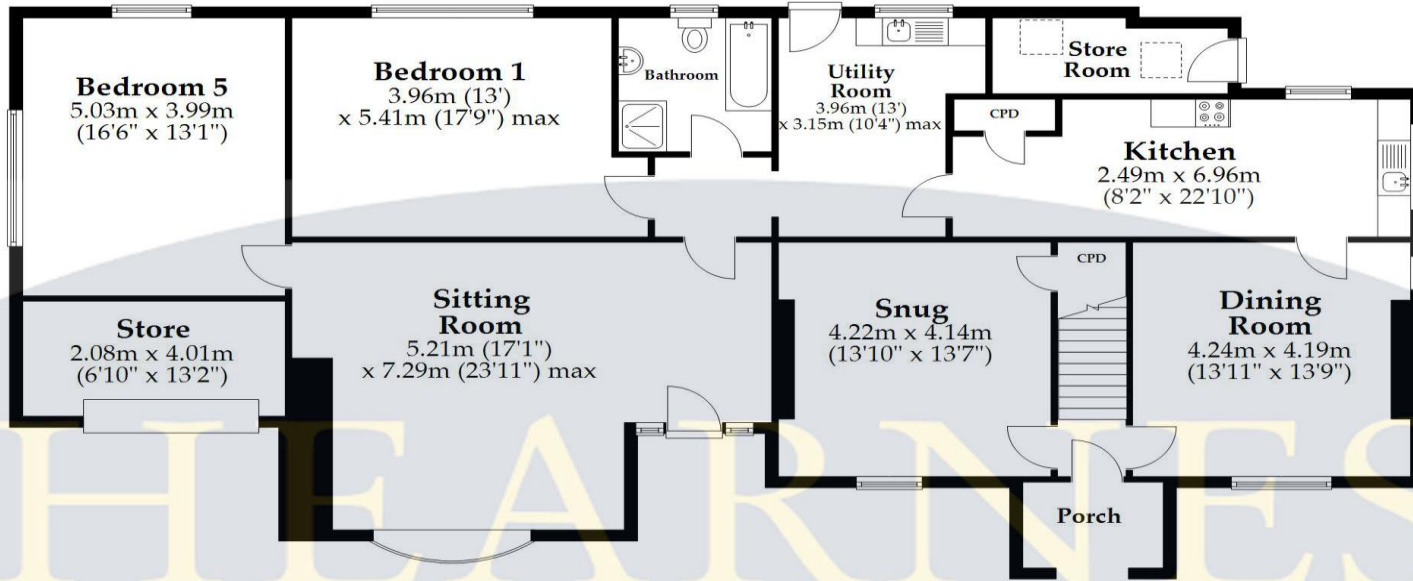




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

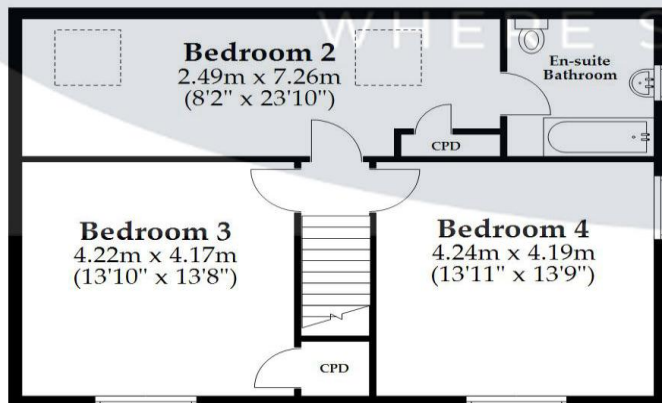
Ground Floor

Approx. 172.4 sq. metres (1856.0 sq. feet)



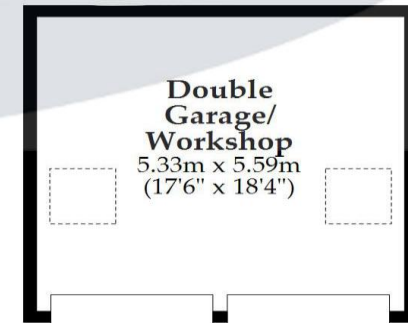
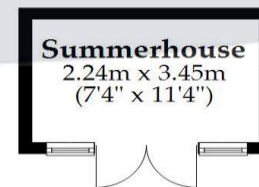
First Floor

Approx. 65.4 sq. metres (704.5 sq. feet)



Outbuildings

Approx. 37.5 sq. metres (403.9 sq. feet)



Main area: Approx. 237.9 sq. metres (2560.5 sq. feet)

Plus outbuildings, approx. 37.5 sq. metres (403.9 sq. feet)

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





Woodland walk



Woodland walk



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