

Symonds
& Sampson

Witchampton, Wimborne

Dorset

4 Haggates Cottages

Witchampton
Wimborne
BH21 5BS



- A lovely semi detached cottage in a glorious area
 - No chain and offered with vacant possession
- Large rear gardens with a workshop/garage and parking
 - Set in a delightful village location. Newly refurbished
 - Three bedrooms, a ground floor shower room
- Ample room to extend (stpp) - The chimney has been rebuilt

Guide Price £385,000

Freehold

Wimborne Sales
01202 843190
wimborne@symondsandsampson.co.uk



THE PROPERTY

A delightful three bedroom semi-detached character cottage set in one of the areas most sought after village locations. With a large garden, ample parking and a detached garage/workshop. The property is offered with no forward chain and vacant possession.

ACCOMMODATION

Entrance hallway, sitting room with open fire, kitchen/dining room leading to the rear garden, a ground floor shower room stairs rise to first floor landing, three bedroom, a large storage cupboard which could be made into a walk-in-wardrobe or en-suite subject to consent, large gardens to the rear and a well bound front garden with privacy hedges, off road parking for three cars and a detached workshop/garage. No chain, vacant possession

OUTSIDE

A well bound low maintenance front garden with a feature central pathway leading to the front door. Large rear gardens with ample room for extending (subject to planning), possible vegetable patch areas. Off road parking and a detached garage/workshop. The property is set in a wonderful semi-rural location.

SITUATION

Set in Witchampton, one of the areas most sought after and 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 /// passports.lime.wagers

SERVICES

Oil central heating
Private drainage
EPC Rating - E
Council Tax Band - D

MATERIAL INFORMATION

Mobile and broadband available - more information can be found through Ofcoms website.
No chain, vacant possession.

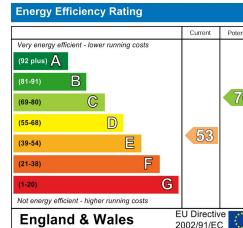




Witchampton, Wimborne

Approximate Area = 768 sq ft / 71.3 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). © nchecom 2026. Produced for Symonds & Sampson. REF: 1396991



WIM/IJ/JAN26



40 ST JAMES'S PLACE SW1

01202 843190

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



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



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.