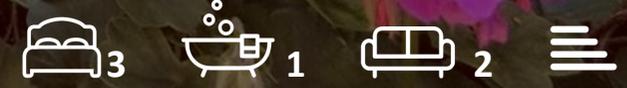




16 Canford Magna  
, Wimborne, BH21 3AE  
Asking price £565,000



## 16 Canford Magna

, Wimborne, BH21 3AE

Extended and Converted Grade II Listed 'Lady Wimborne' Cottage with Character, High Ceilings, and Three Spacious Bedrooms

Situated in the charming village of Canford Magna, Wimborne, this beautifully extended three-bedroom cottage combines period character with light, airy spaces. The property benefits from a modern staircase and well-proportioned rooms free from sloping ceilings, offering an unusual sense of space for a listed home.

The welcoming reception hall leads to a cloakroom and a sitting room with an open fireplace (currently fitted with an inset gas fire) and a charming alcove. Bi-fold doors open onto a generous rear garden room, perfect as a dining area or additional living space, featuring a pitched ceiling, natural-faced brick walls, and a quarry-tiled floor that accentuate the cottage's warmth and character.

The hand-painted kitchen is thoughtfully designed with solid timber worktops, a five-burner gas range cooker, ceramic sink, built-in shelving, and a Beco slimline dishwasher, balancing style with practicality.

Upstairs, three spacious bedrooms and a family bathroom benefit from high ceilings and abundant natural light.

Externally, the cottage offers a small front garden, wide driveway with parking for two vehicles, and an attached garage/workshop with lighting, power, and utility area. The south-facing rear gardens are a highlight, featuring shaped lawns, raised herbaceous borders, a sun deck, and a well-stocked rose garden, perfect for outdoor enjoyment.

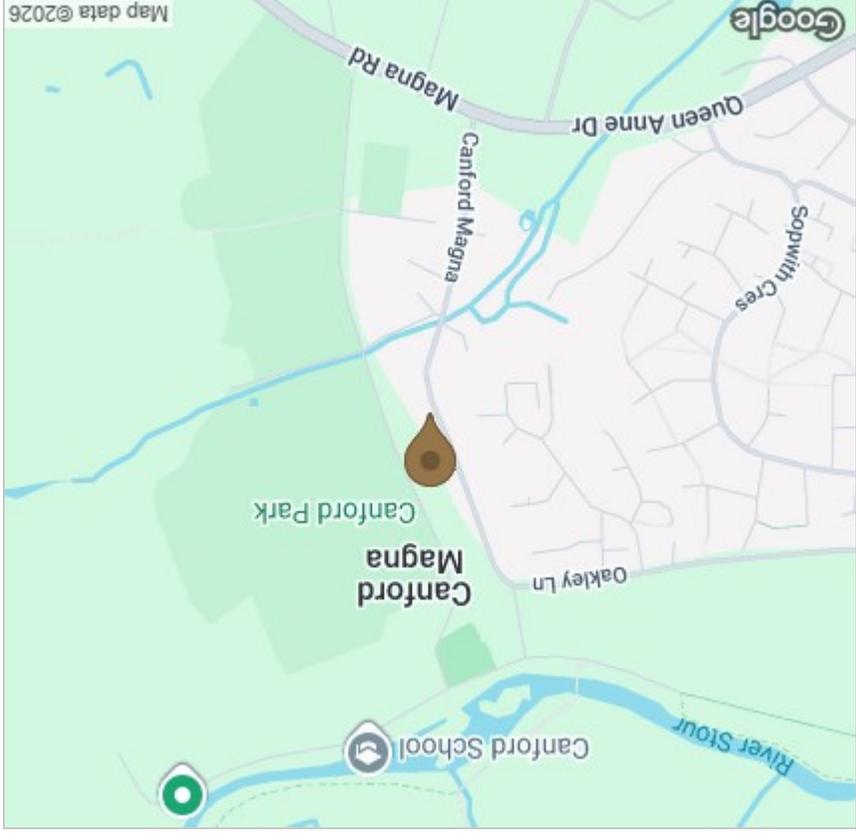




Canford Magna is a picturesque village, known for its period properties and rich history, including the independent Canford School and a parish church that dates back nearly 1000 years. With easy access to Poole and Bournemouth, both offering mainline rail links to London Waterloo, this property is ideally situated for both tranquillity and convenience



### Area Map



England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs		Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)	Not energy efficient - higher running costs	

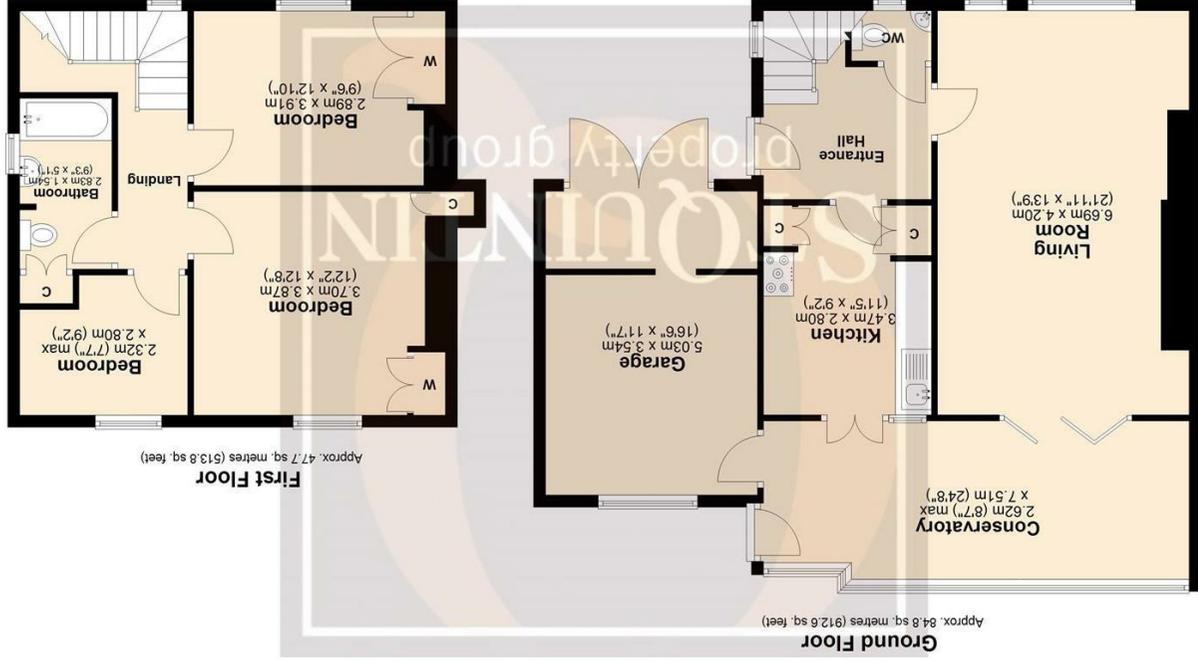
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanItP.

Total area: approx. 132.5 sq. metres (1426.5 sq. feet)



Approx. 84.8 sq. metres (912.6 sq. feet)

Approx. 47.7 sq. metres (513.8 sq. feet)