



67 Castle Street

Cranborne, Wimborne, BH21 5QA

SPENCERS
NEW FOREST





The Property

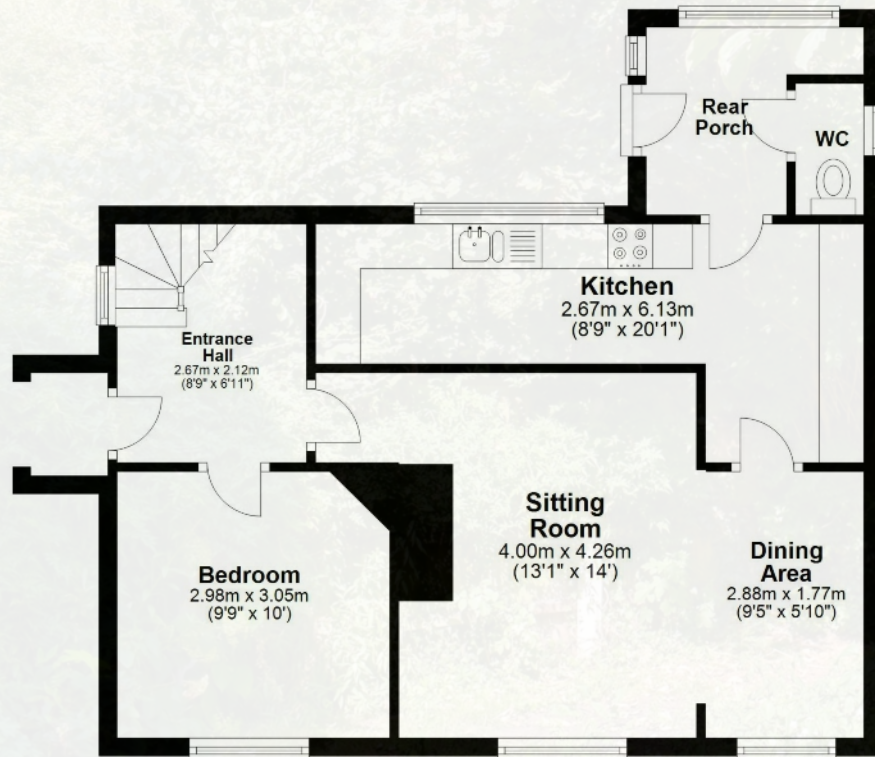
A 1940's, 3 / 4 bedroom, semi detached house which features a large rear garden and off-road parking. This well built home has three first floor bedrooms, family bathroom, ground floor 4th bedroom or study living room with wood burning stove and a well fitted kitchen and ground floor cloakroom.

- A spacious entrance hall , with a study / 4th bedroom
- The bright and airy living room has an open fireplace with a multi fuel wood burner which operates a back boiler and central heating
- The fitted kitchen has an excellent range of built in base, wall and drawer units with roll tops over, space for an electric oven, space for fridge/freezer, space and plumbing for washing machine
- Rear entrance porch with door leading to cloakroom
- Upstairs , first floor landing leading to three bedrooms, the principal bedroom has a good range of built in wardrobes and drawers, with the second bedroom having built in wardrobes
- Family bathroom comprises a three-piece suite which includes a large, oversized shower cubicle, tiled floors

FLOOR PLAN

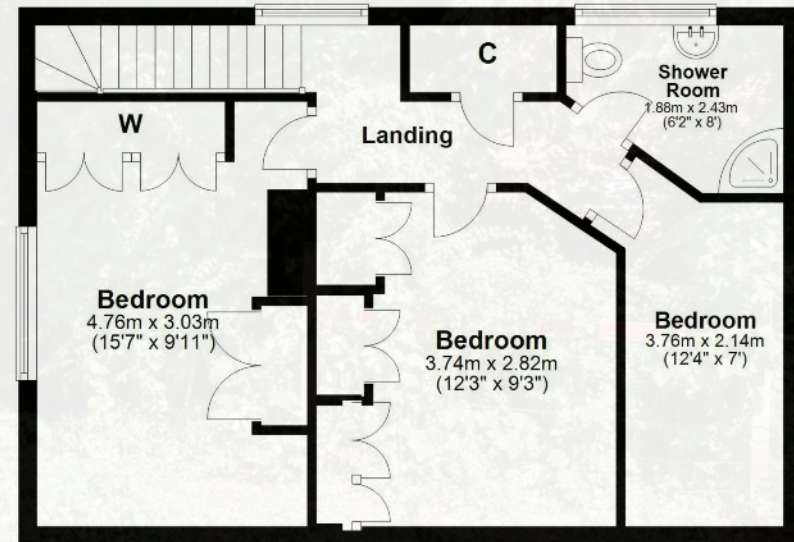
Ground Floor

Approx. 54.2 sq. metres (583.0 sq. feet)



First Floor

Approx. 46.8 sq. metres (504.0 sq. feet)



Total area: approx. 101.0 sq. metres (1087.0 sq. feet)

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 or 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 PlanUp.





Situation

This peaceful and pretty village benefits from a central village shop/post office, several good nearby public houses, two hotels with restaurants and the very popular Cranborne Garden Centre with café and gift shop.

Cranborne CE First School and Cranborne Middle School are handily located in the village and both are highly praised by Ofsted.

Cranborne itself offers a charming rural community lifestyle and benefits from the nearby towns of Verwood and Fordingbridge which offer shopping and various amenities.

For transport options there is a mainline station 17 miles away at Salisbury, Bournemouth Airport less than 20 miles away and Southampton Airport just over 30 miles.

The edge of The New Forest is less than 10 miles and Bournemouth beach just under 20 miles.



Services

Energy Performance Rating: E

Council Tax Band: C

Drainage: Mains

Heating: Dual Fuel Heating (Back Boiler)

Available download speeds of 73 Mbps (Superfast)



Gardens and Grounds

The property is approached by a shared drive which leads to a five bar gate into a generous parking area.

The rear gardens are of an excellent size with a large Walnut tree providing some shade. The boundaries are formed by close boarded fencing.

The front garden is open plan with a well kept lawn.

Directions

From Ringwood, join the B3081 heading towards Verwood. After about half a mile, turn right into Harbridge Drive, signposted to Alderholt. Continue to Alderholt, and at the T junction, turn left onto the B3078. Proceed along this road for approximately 6 miles on Hare Lane towards Cranborne/Castle Street. The property can be found on your right hand side.



Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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