



Otters Rest

Witchampton Mill, Witchampton, Wimborne, BH21 5DE

S P E N C E R S





The Property

Occupying a delightful position on the historic former site of the Witchampton Paper Mill, once part of the renowned Crichel Estate, this beautifully built four-bedroom family home was constructed by Pearce Construction and offers generous, well-planned accommodation throughout.

The property opens to a spacious entrance hall featuring an attractive oak staircase, cloakroom, and under stairs storage. The nicely proportioned sitting room enjoys a welcoming log burner and French doors leading into a bright conservatory with attractively tiled floors, the perfect spot to relax while enjoying views of the garden.

A separate dining room also benefits from French doors opening to the garden, while a front-aspect study provides an ideal home office, complete with a fitted desk and wall unit.

The country-style kitchen/breakfast room offers a superb range of built-in units with granite worktops, an integrated Neff double oven, a four-burner gas hob with cooker hood, a Bosch dishwasher, and space for an American-style fridge/freezer.

A separate utility room provides additional storage and appliance space, along with a Blanco boiling tap and personal door to the double garage.

Upstairs, the property offers four good-sized bedrooms and two well-appointed bathrooms. The principle bedroom includes a recessed area for wardrobes and a stylish en suite shower room with a modern three-piece suite. The family bathroom features a luxury four-piece suite comprising a panelled bath and a separate walk-in shower.



4



3



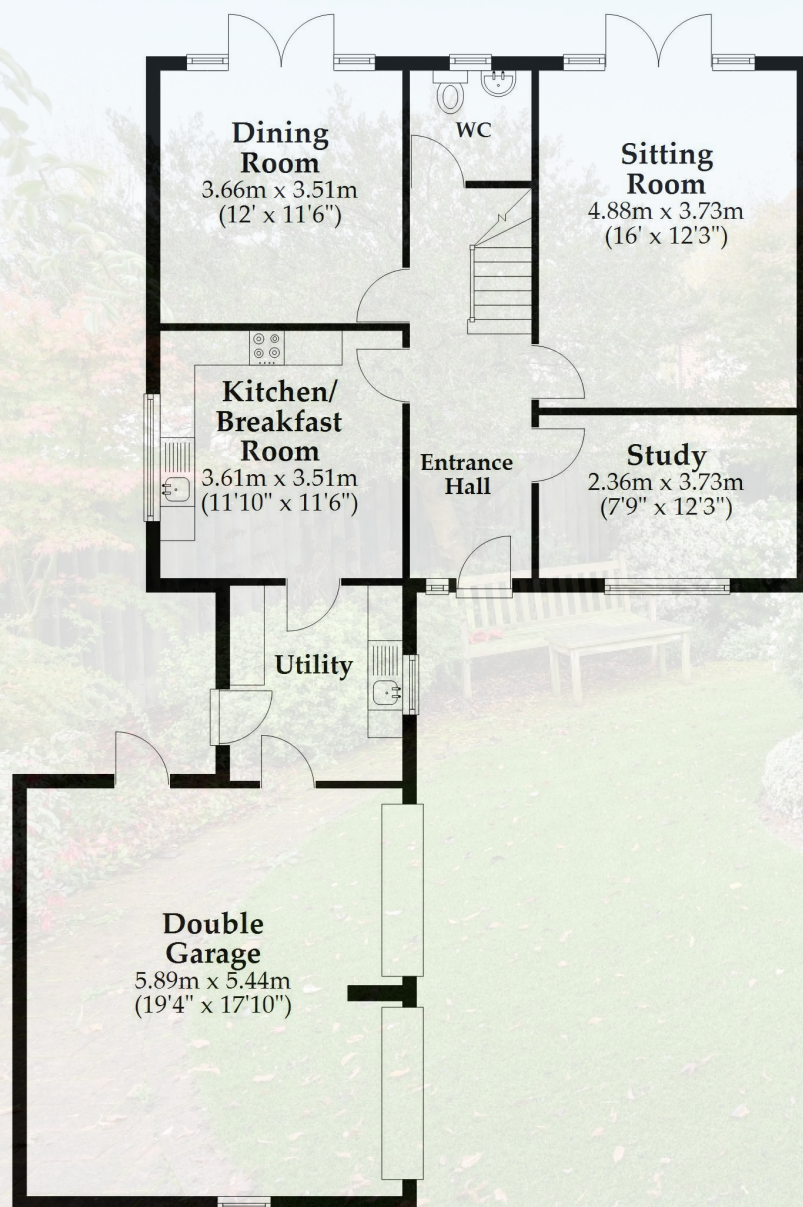
2



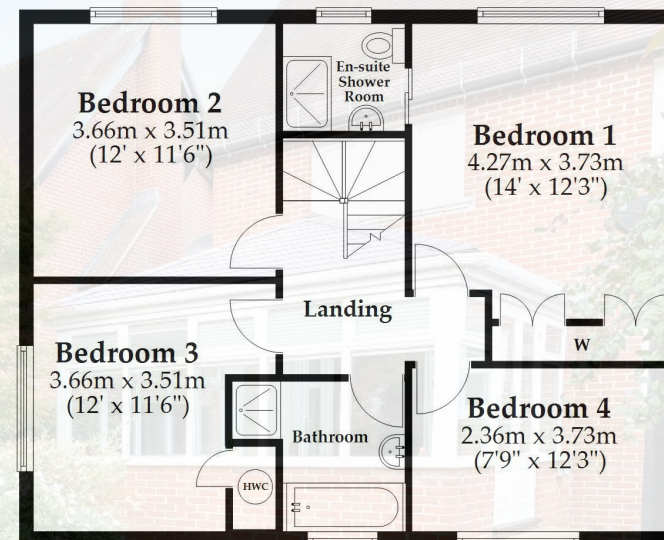
FLOOR PLAN

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

Ground Floor



First Floor



Total Floor Area: approx. 193 metres (2080 sq. feet)

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







Grounds and Gardens

Outside, the property enjoys attractive gardens ideal for outdoor entertaining and family living, backing onto the beautiful River Allen, one of the finest chalk streams in the UK. There is ample driveway parking, an integral double garage and the added benefit of a private road entrance to the Mill, providing owners with quicker access from the main road without having to drive through the village.

Directions

Leave Ringwood heading West along the A31, come off at the Ashley Heath roundabout and take the last exit onto the Horton Road. Continue to Horton going through this village until you reach a T junction on the Cranborne Road . Turn left here and continue along the Cranborne Road until you reach a turn on your right signposted Witchampton. Continue through the village passing the Witchampton club and then go right to the end of this road you will come to the entrance to Witchampton Mill. On your first right you will come to Otters Rest.

Services

- Tenure: Freehold
- Council Tax Band: F
- Energy Performance Rating: C Current: 76C Potential: 85B
- Mains electric and water
- Calor gas central heating
- Timer sealed unit double glazed
- Private drainage system (shared with other residents)
- Ultrafast download speeds of up to 1800 Mbps (Ofcom)
- Mobile coverage good



The Situation

Witchampton is a charming and picturesque village located near Wimborne Minster in East Dorset. Nestled within the rolling countryside of the Cranborne Chase Area of Outstanding Natural Beauty (AONB), it offers a peaceful rural setting while remaining conveniently close to nearby towns such as Wimborne, Blandford Forum and Poole.

The village is known for its historic character, featuring traditional thatched cottages, stone-built houses and tree-lined lanes that reflect its deep agricultural and architectural heritage. The village is home to the Parish Church of St Mary, St Cuthburga and All Saints, a Grade I listed building dating from the 15th century. Witchampton also boasts a village hall, a primary school and a cricket club. The surrounding countryside offers plenty of opportunities for walking, cycling and wildlife spotting, with scenic footpaths and bridleways linking to other nearby villages.

Despite its tranquil, rural charm, Witchampton is only a short drive from the market town of Wimborne Minster, which provides a wider range of shops, leisure facilities and schools.

Bournemouth and Southampton Airports are easily accessible, offering flights to a range of UK and European destinations. Both also benefit from railway connections. For those commuting to London, the nearest mainline railway stations are in Poole, Bournemouth, and Southampton, with regular services to London Waterloo taking around 1 hour 50 minutes to 2 hours 10 minutes, depending on the route. The nearby A31 and A338 provide convenient road connections to the M27 and M3, making London, the South Coast, and the New Forest all easily accessible by car.

Viewings

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 or 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:

42 High Street, Ringwood, Hampshire. BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.co.uk