



Asking Price

£599,950

ASHINGTON LANE, ASHINGTON, WIMBORNE BH21 3DG

Freehold



- ◆ LADY WIMBORNE COTTAGE
- ◆ SEMI DETACHED HOME
- ◆ SYMPATHETICALLY RESTORED
- ◆ GROUNDS OF 1/3 ACRE
- ◆ SCOPE AS A HOME/INCOME PROPERTY
- ◆ OFF ROAD PARKING
- ◆ SEMI-RURAL LOCATION
- ◆ SOLE AGENTS

A charming, two bedroom, semi-detached, Lady Wimborne cottage which has recently been sympathetically restored and boasts immaculately presented gardens approaching 1/3 acre.

Property Description

An immaculately presented, Lady Wimborne cottage which would have originally been built in c. 1892 as part of the Lord Wimborne's estate and is number No. 98. The home has recently been sympathetically restored by the current vendors to create this charming home. The accommodation comprises of a living room, kitchen/ breakfast room and garden room to the ground floor and there are two double bedrooms and a family bathroom to the first floor. The living room boasts a feature wood burner and the kitchen boasts an Esse Ironheart multi fuel range cooker. The bathroom offers a spacious environment and features an open roll top bath, as well as a separate shower and both bedrooms benefit from built-in wardrobe space.





Gardens and Grounds

The front garden is primarily laid to gravel and is suited to two vehicles. There is an iron garden gate to the left hand side of the property, which denotes access to the rear garden. The rear garden has been entirely re-landscaped and it is split into three principle areas. Adjoining the rear elevation is an elevated decking and ornate pagoda, which is ideal for alfresco dining. There is a further, wood built, garden kitchen which offers an outside WC and the areas are linked by a gravel pathway. Adjoining the decking is a brick built garden studio, which could be used for a variety of functions, whether as a home office or home income, and there is a loft space above. This section of the garden enjoys views on to a kept lawn and there is a further brick built garden store. Iron rail fencing divides a further section of lawn which has been planted and there is purpose built glazed greenhouse. The final section of garden is also laid to lawn spanning the rear boundary and offers a pleasant seating area to enjoy the outside space.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 and only 1.5 hours away from London. Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths, Blue Flag beaches and coastal routes to explore.



Size: 920 sq ft (85.5 sq m)

Heating: Solid fuel central heating

Glazing: Single glazed

Loft: Yes. No ladder.

Parking: 2 parking spaces

Garden: West facing

Main Services: Electric, water, drains, telephone, 1000mb full broadband service

Local Authority: BCP Council

Council Tax Band: D

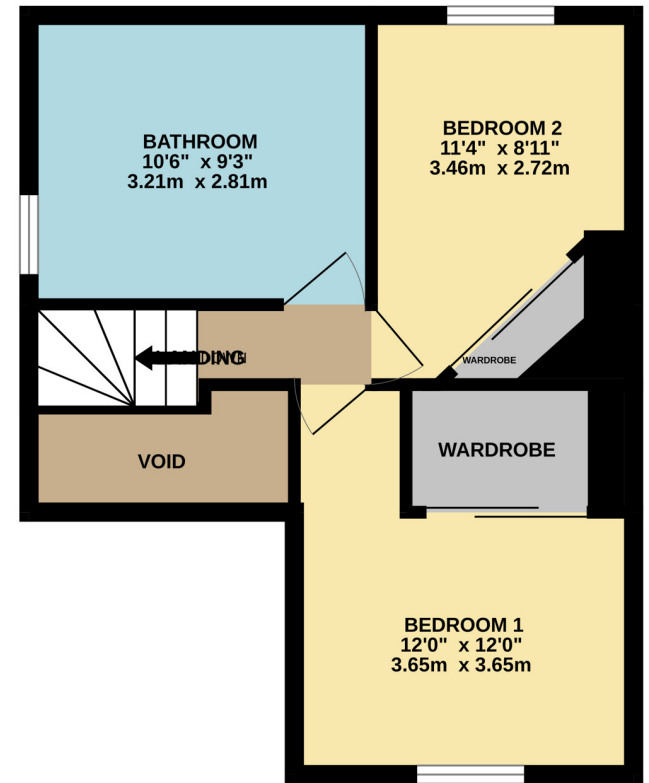




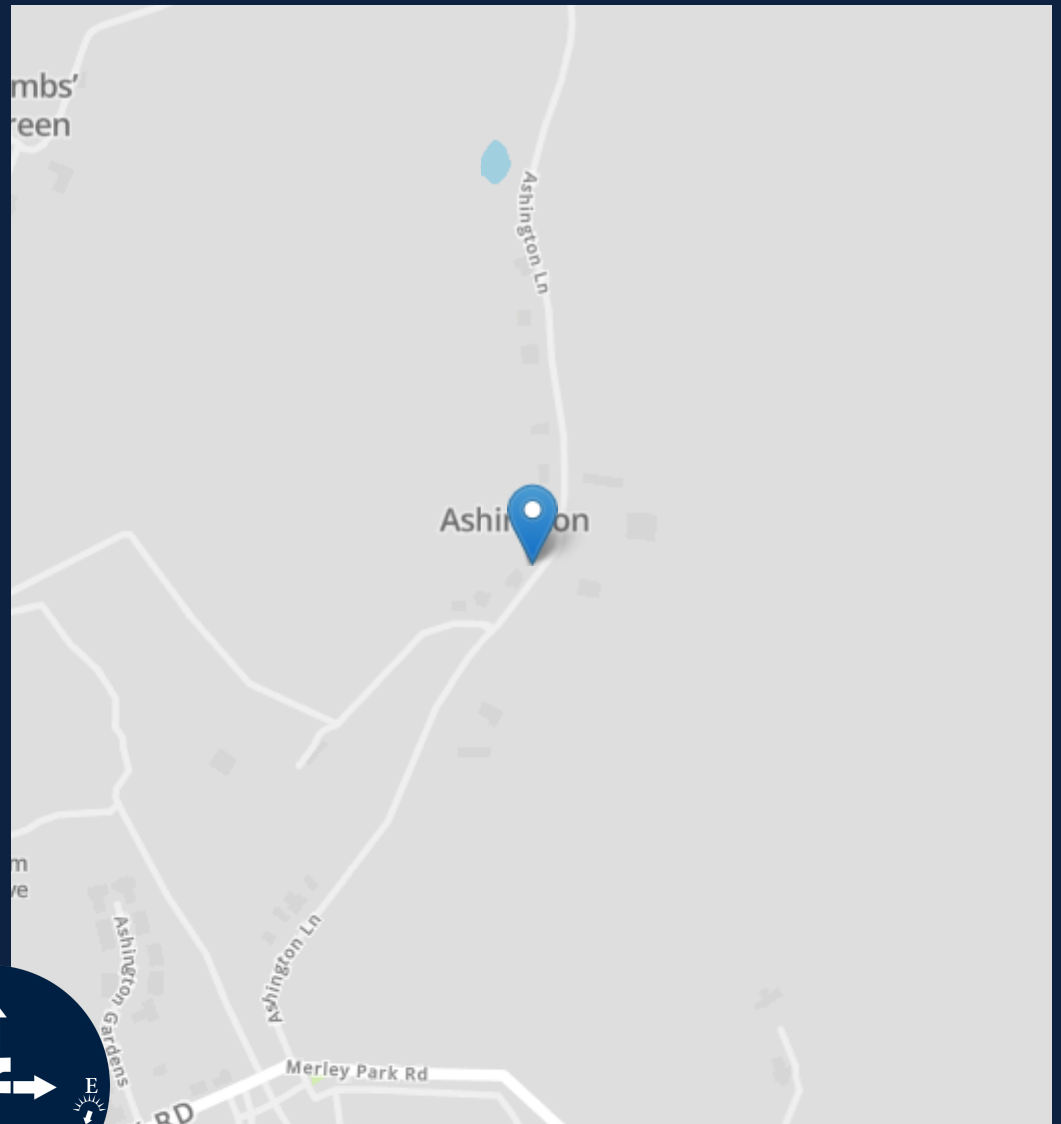
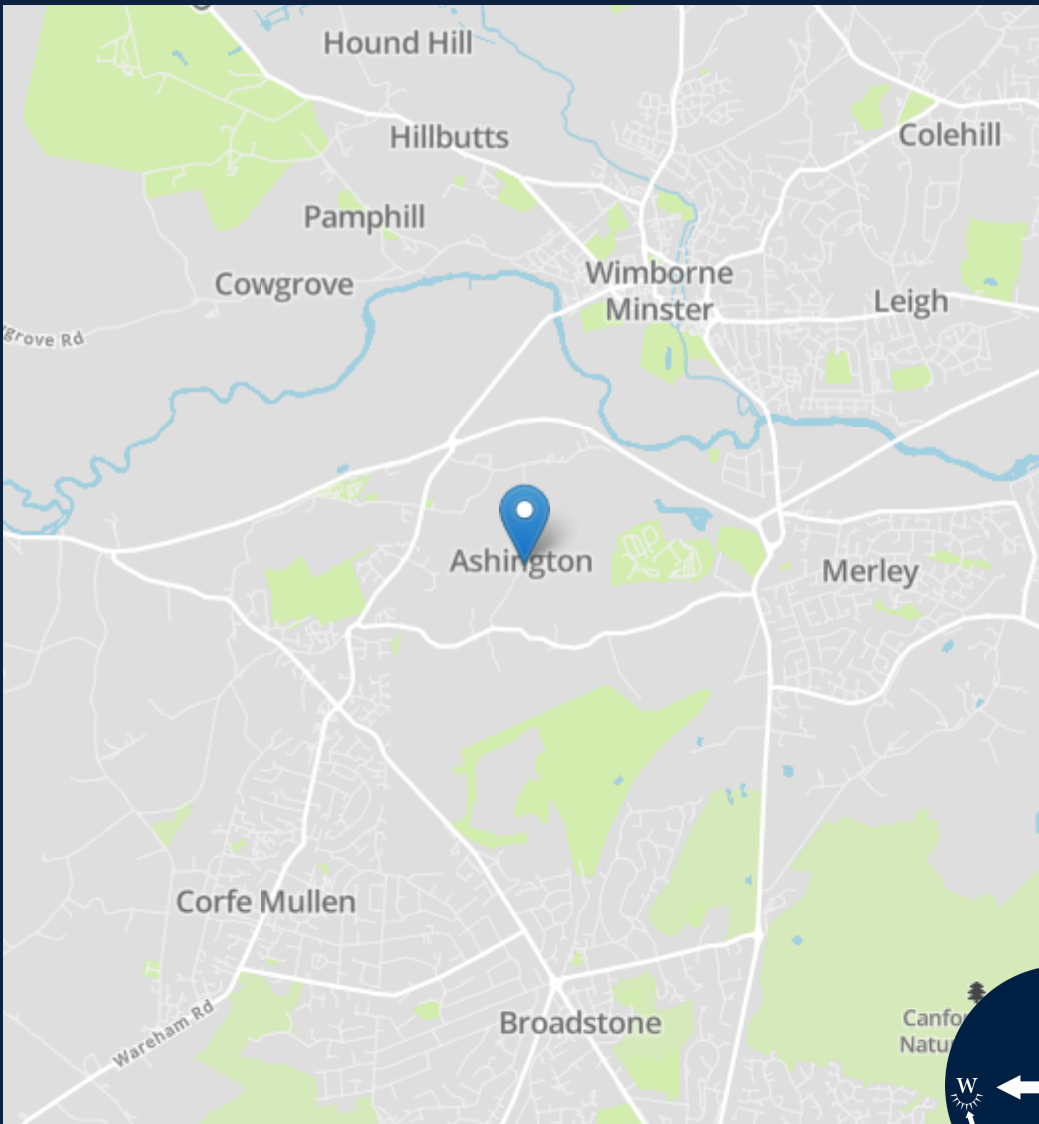
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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