



Offers Over

£499,950

WITCHAMPTON, WIMBORNE BH21 5AN

Freehold



- ◆ NO FORWARD CHAIN
- ◆ SEMI DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ SYMPATHETICALLY EXTENDED
- ◆ GENEROUS PRINCIPLE BEDROOM SUITE
- ◆ PLOT APPROACHING 0.25 OF AN ACRE
- ◆ OPEN PLAN LIVING ACCOMMODATION
- ◆ VERSATILE OFF ROAD PARKING

A deceptive and versatile, semi-detached, three bedroom cottage boasting a plot approaching 0.25 acres, generous off road parking and being offered without a forward chain.

Property Description

Downlea Cottages comprises eight semi-detached cottages arranged in a horseshoe-style close, with this particular property being positioned to the northerly edge and boasting a generous garden and forecourt. The accommodation has been sympathetically remodelled by the current vendors to create a large, open plan living space which features an open fire place and there is a dining area and kitchen, as well as a separate utility room with cloakroom. To the first floor there are three bedrooms. The principle bedroom has very generous proportions and offers an en-suite facility and there is a further double bedroom as well as a single third bedroom, all of which are served by a modern fitted family bathroom.





Gardens and Grounds

The front garden is primarily laid to lawn and there is a brick paved forecourt ideal for vehicular parking for several vehicles. The rear garden is split in to sections and there is a patio area spanning the rear elevation of the home. This leads on to a formal lawned section of garden which has an ornate pathway that leads on to a working kitchen garden and grow patch.

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 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 and coastal routes to explore.



Size: 1400 sq ft (130.1 sq m)

Heating: Oil fired (Vented) Regular service schedule

Glazing: Double glazed (remaining 2 years guarantee)

Parking: Forecourt for several vehicles

Garden: East facing

Main Services: Electric, water, drains, telephone

Local Authority: Dorset Council

Council Tax Band:D

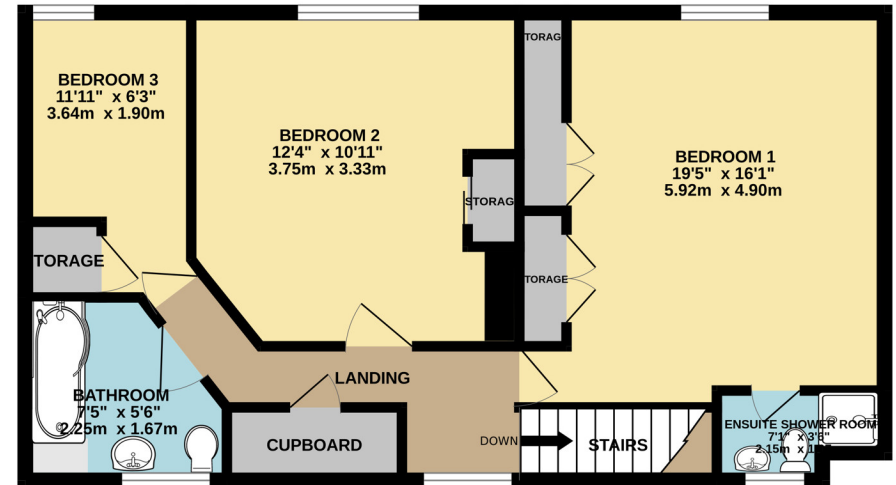




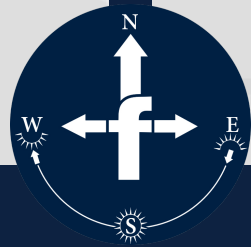
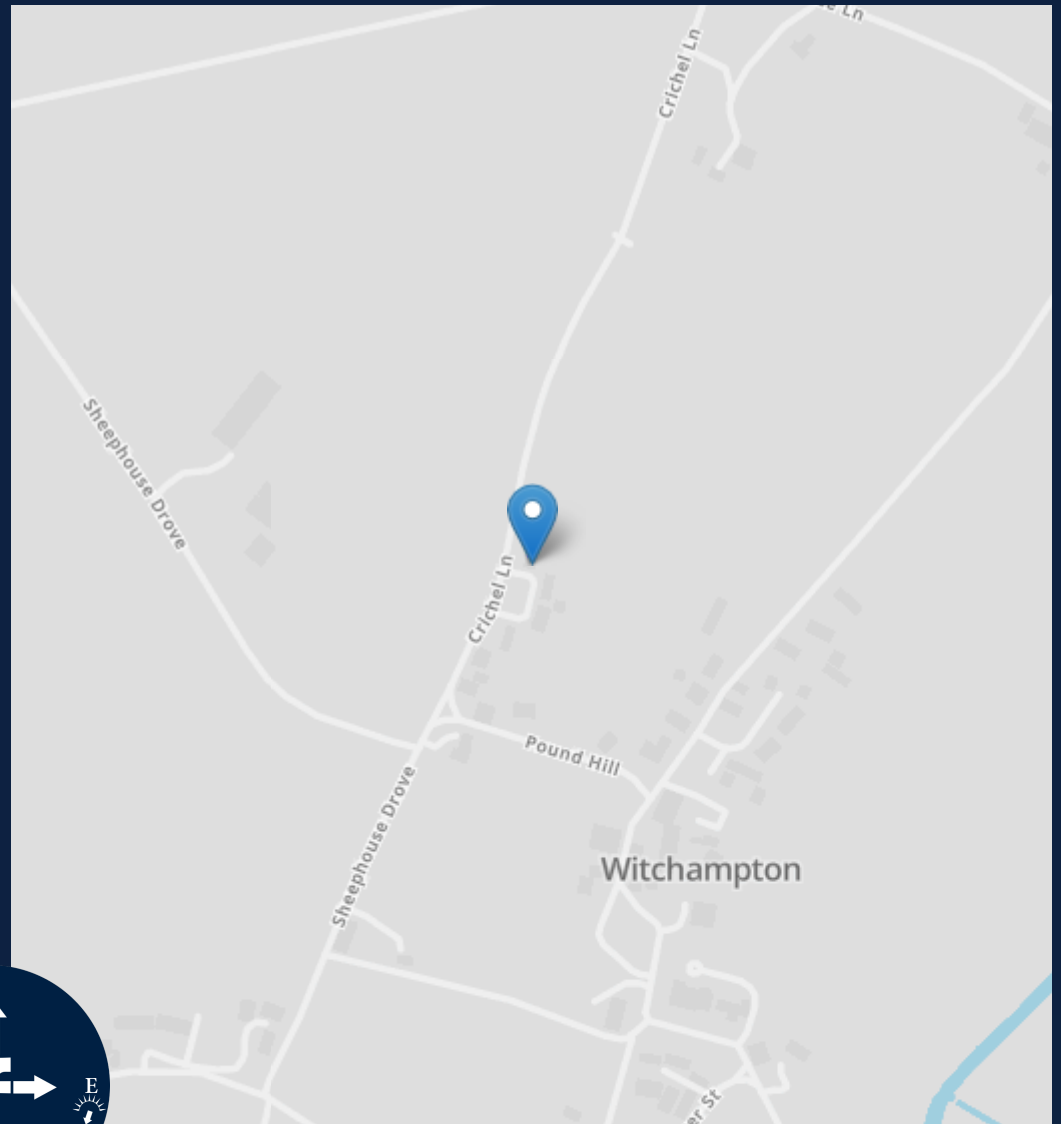
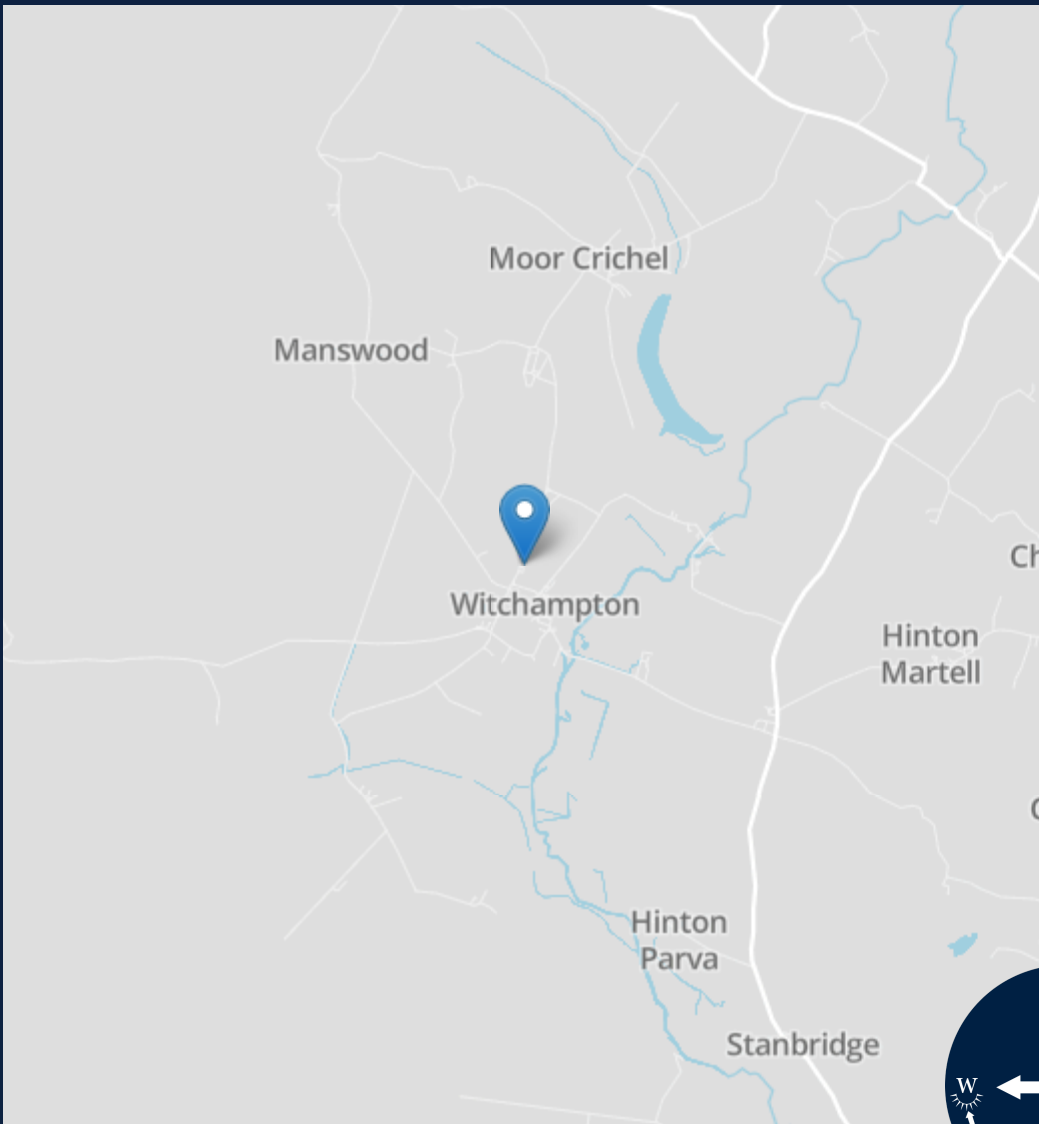
GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1400sq.ft. (130.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	77

England, Scotland & Wales

EU Directive 2002/91/EC



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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 property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000