



£435,000

WITCHAMPTON, DORSET BH21 5AN

Freehold



- ◆ SEMI DETACHED COTTAGE
- ◆ THREE BEDROOMS & THREE RECEPTION ROOMS
- ◆ NO FORWARD CHAIN
- ◆ POPULAR VILLAGE LOCATION
- ◆ OFF ROAD PARKING
- ◆ SOLE AGENTS
- ◆ GENEROUS PLOT

A well proportioned, three bedroom, semi-detached cottage situated within this popular village north of Wimborne and boasting a generous plot as well as scope to be able to extend (STPP).

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 being offered without a forward chain. The accommodation has been sympathetically remodelled by the current vendors to create a cosy home with an open plan kitchen and dining room which boasts a wood burning stove , as well as a separate utility room with cloakroom. Furthermore there is a separate living room with an open fire. To the first floor there are three bedrooms all of which are served by a modern fitted family bathroom. The property is predominantly double glazed and benefits from wet electric heating system.





Outside

The front garden is primarily laid to lawn and there is a five bar gate denoting access to a gravel driveway. The rear garden is split into two principal sections with the first being laid to a kept lawn and there is a further area towards the rear boundary which has been set out to keep chickens. In total the plot approaches 1/3 acre and the rear garden has an easterly aspect.

Location

Witchampton is a picturesque village which can be easily reached from Wimborne or Blandford. It has a thriving community with a vibrant social club, sports clubs, annual fete and open gardens event. There are also regular events in the village hall and church. There is a well stocked community shop, primary school, woodland nursery, and bus services to local secondary schools. There is a network of endless footpaths and bridleways from the village. Witchampton sits north of Wimborne which 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: Night storage heating

Regular service schedule

Glazing: Double glazed

Parking: Off road for up to five vehicles

Garden: South east

Main Services: Electric, water, drains, telephone

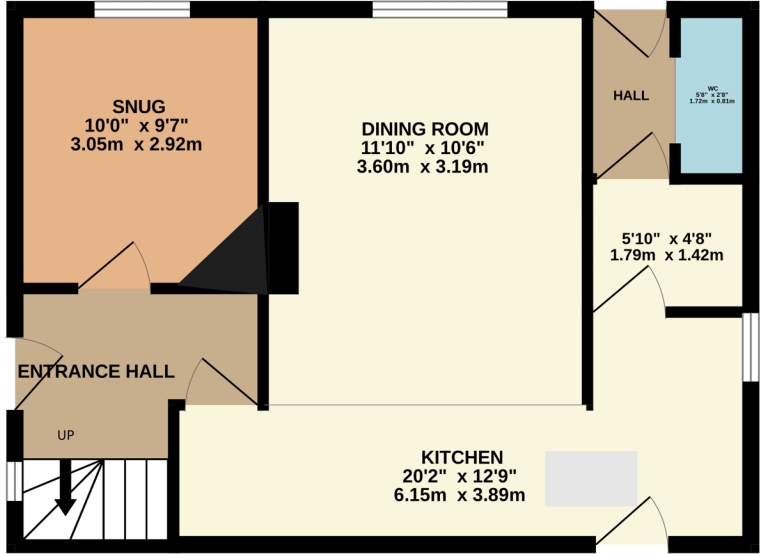
Local Authority: Dorset Council

Council Tax Band: C

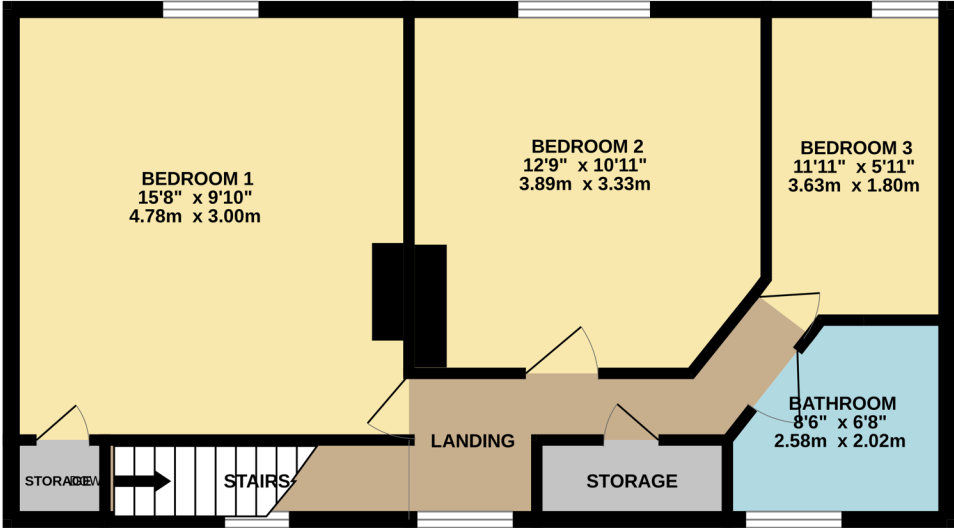




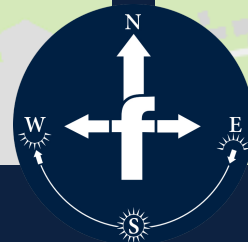
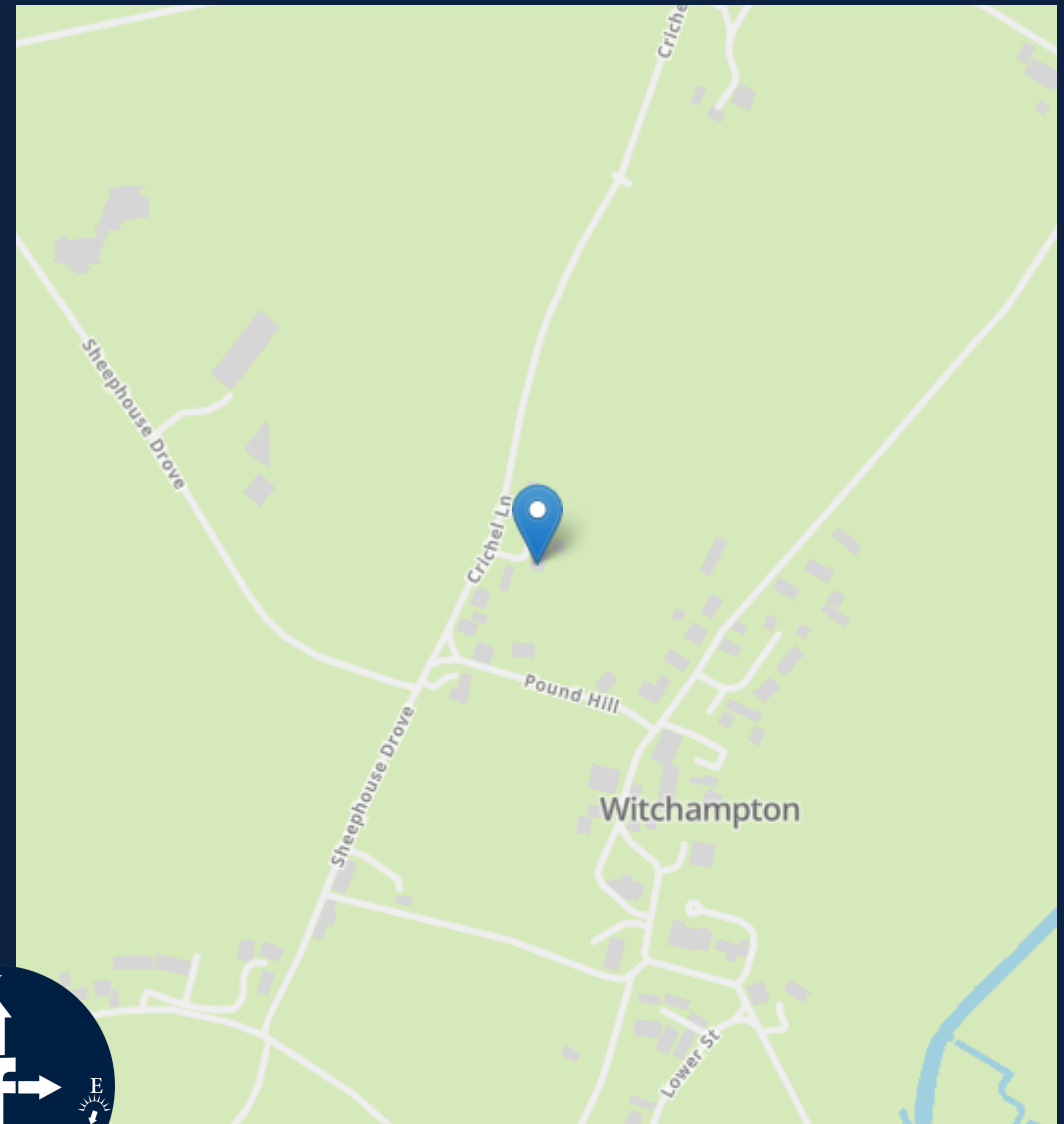
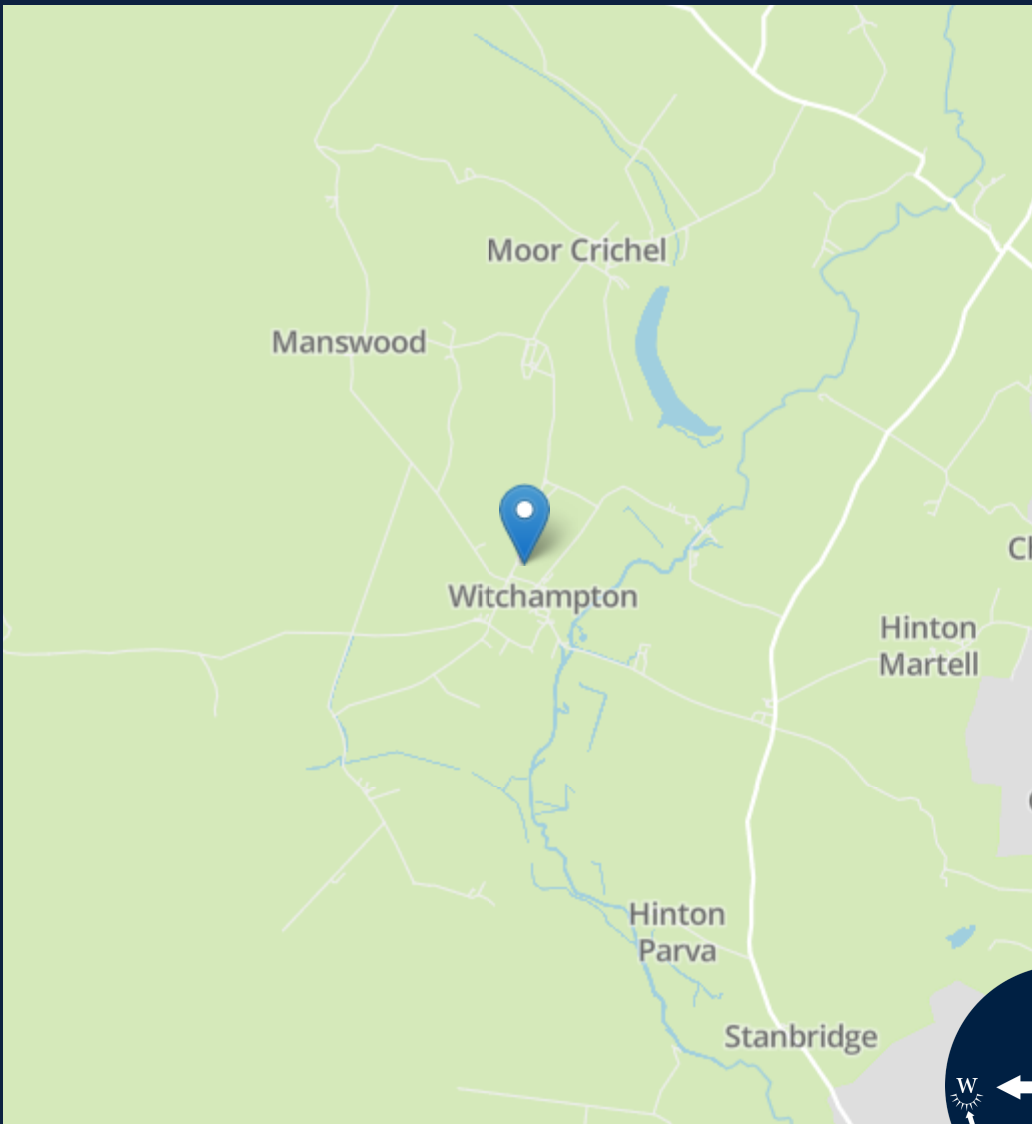
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1400sq.ft. (130.1 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	22	62
England, Scotland & Wales		
EU Directive 2002/91/EC		



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ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000