



Offers in Excess of

£500,000

ROSE LEA, WITCHAMPTON, WIMBORNE, DORSET BH21 5AP

Freehold



- ◆ **VENDOR SUITED**
- ◆ **NO FORWARD CHAIN**
- ◆ **CENTRAL VILLAGE POSITION**
- ◆ **TRADITIONAL 17TH CENTURY COTTAGE**
- ◆ **IMMACULATELY PRESENTED**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **ELEVATED AND SHIELDED GARDEN**
- ◆ **GENEROUS OFF ROAD PARKING**
- ◆ **SOLE AGENTS**
- ◆ **SELF CONTAINED ANNEXE**

++ Vendor Suited ++ A charming and idyllic Grade II detached cottage within the heart of Witchampton thought to date back to the 17th Century, recently undergoing a sympathetic extension and refurbishment program, as well as offering a self contained annex.

Property Description

Rose Lea is thought to date back to the 17th Century and until 2017 had been under the custodianship of the local primary school headmistress. The current vendors have undertaken a sympathetic extension and refurbishment program under the close supervision of the local authority and have created a charming home within the heart of this sought after village. The accommodation comprises a living room, second reception room and ground floor bathroom, in the original section of the ground floor of the cottage, and the extension lays home to a modern country-style kitchen. The living room features an original inglenook fireplace and the kitchen benefits from french doors which open on to the southerly aspect terrace, which enjoys views towards the village church. The first floor is simple in design and offers two double bedrooms, with the master benefiting from an en-suite cloakroom. The home has a mixture of secondary glazing in the brick/timber section of the cottage and modern double glazing in the extension. The self contained annex offers a studio style room that benefits from a kitchenette, as well as a modern shower room and provides extra accommodation to the cottage.





Gardens and Grounds

The front garden is laid to a variety of flagstone and pavers, giving a beautiful southerly aspect terrace which has a shielded elevation from the road, and enjoys views towards the village church. The rear garden is primarily laid to a dressed gravel driveway suited to several vehicles and there is a lawned area with mature flower beds, which form its borders. The annex can be found towards the rear boundary.

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: 843 sq ft (78.3 sq m)

Heating: Electric radiators (Boiler 7 yrs old)

Glazing: Mixed glazing

Parking: Driveway for several vehicles

Garden: Southerly aspect

Main Services: Electric, water, drains, telephone

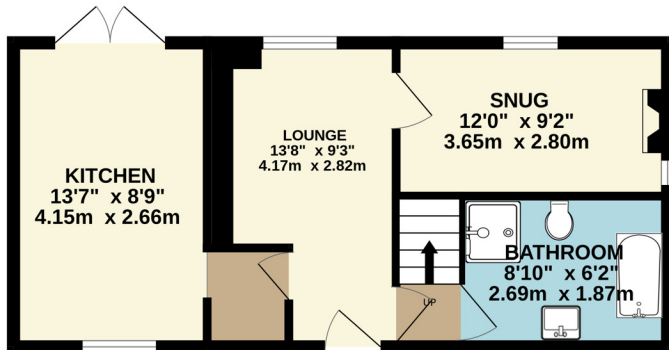
Local Authority: Dorset Council

Council Tax Band: D

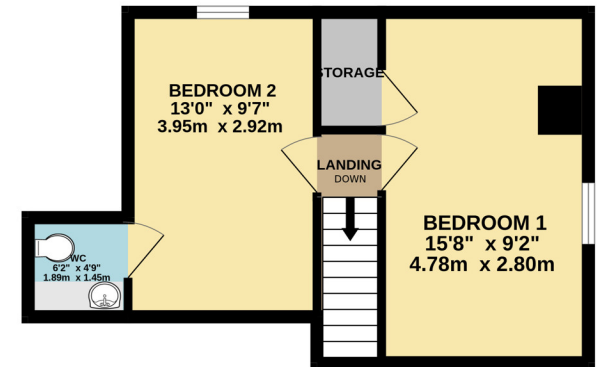




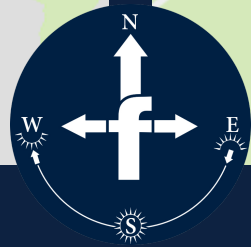
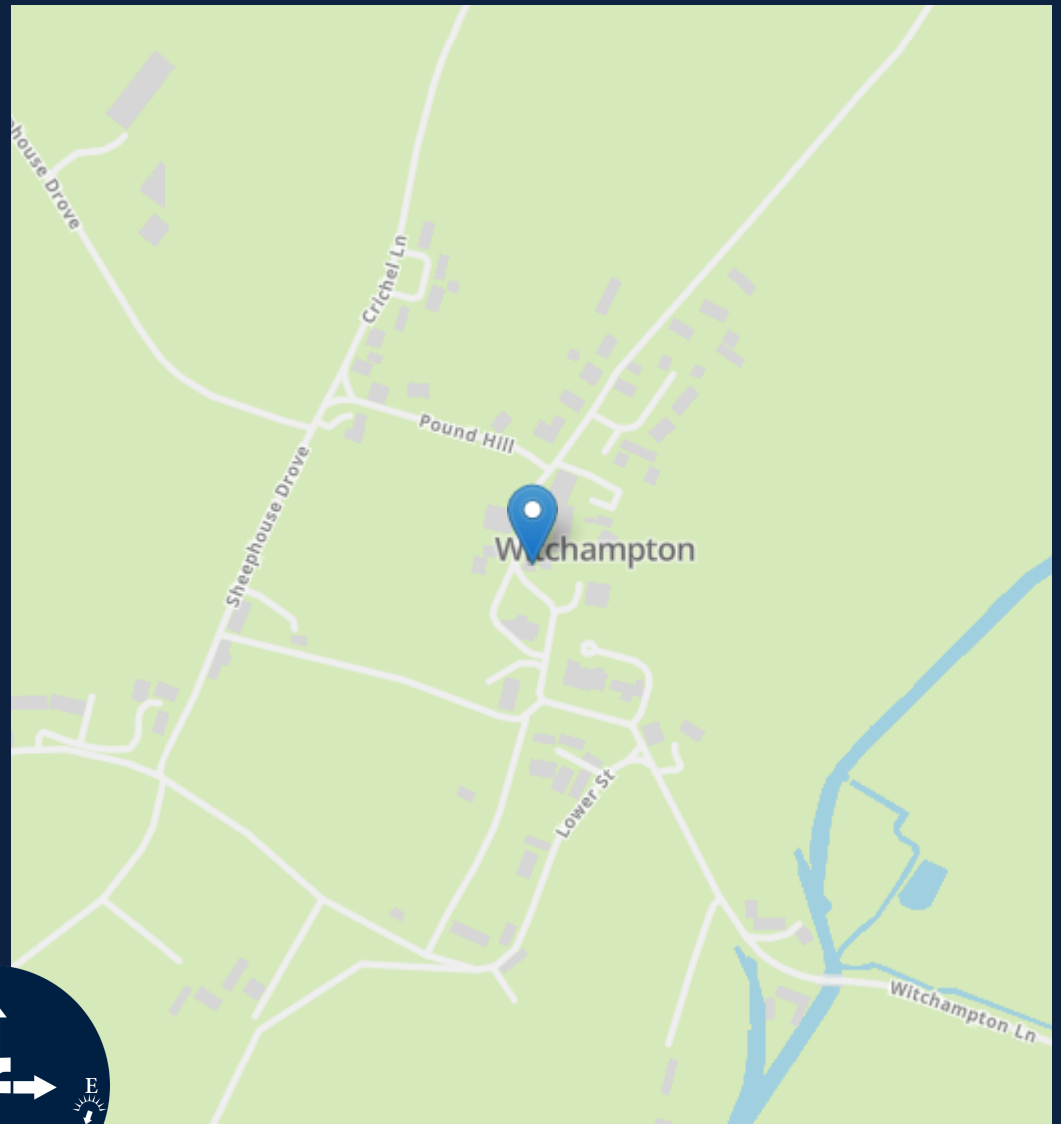
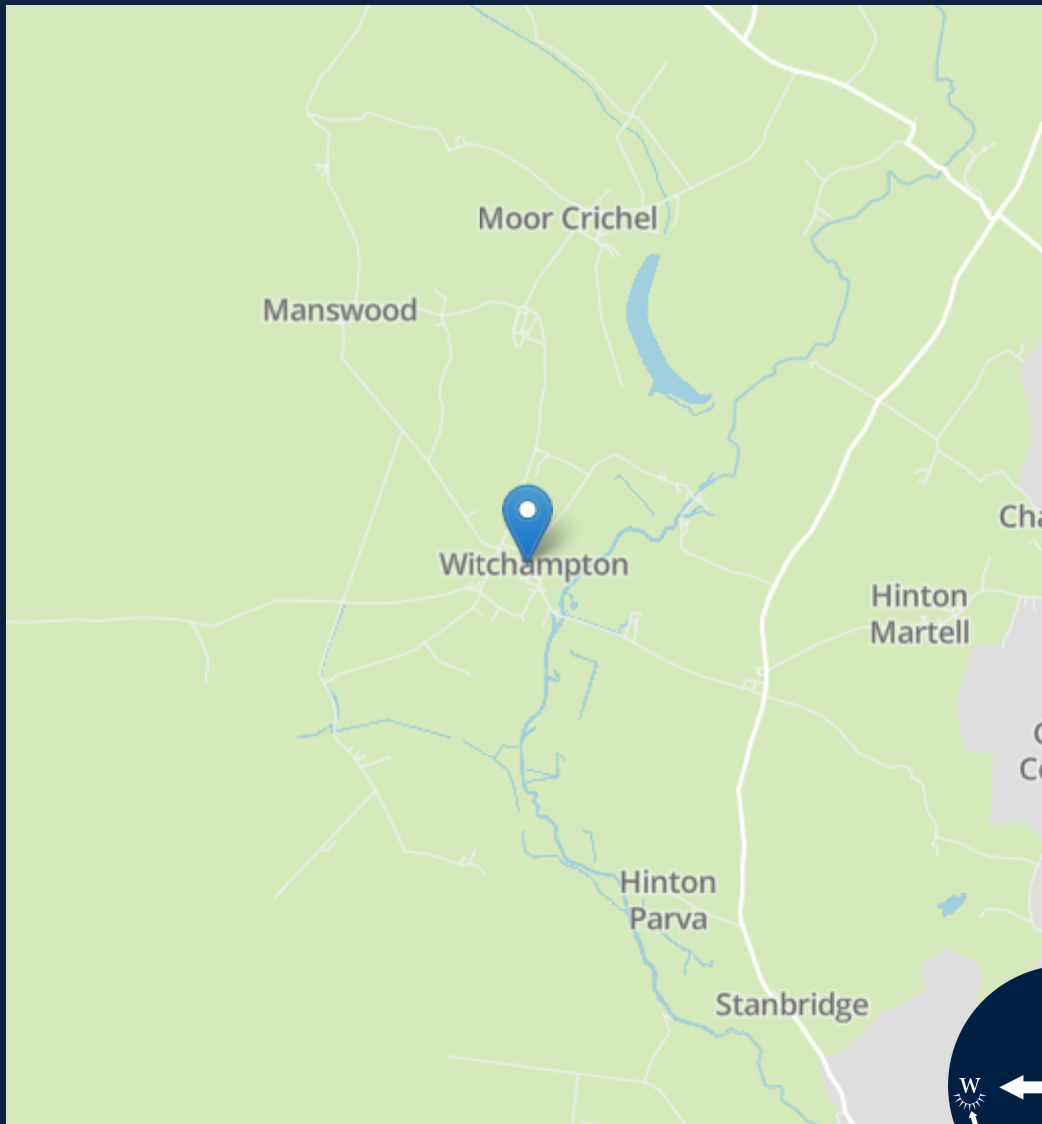
GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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