



Fancys Cottage, Fancy's Row, Organford Road,  
Holton Heath, Poole, BH16 6LA





# Fancys Cottage, Fancy's Row, Organford Road, Holton Heath, Poole, Dorset BH16 6LA Freehold Price £750,000

A beautiful Grade II listed thatched cottage set on an extremely private plot of approximately 0.42 of an acre in a tranquil rural position. The property has been greatly improved by the present owners and is extremely well presented throughout with tasteful enhancements. The versatile accommodation includes two double bedrooms and a bathroom on the first floor with two further bedrooms and a shower room on the ground floor as well as a character dual aspect lounge, dining room, refitted kitchen small utility room and attractive entrance hall. The property benefits from gas central heating via radiators, a detached double garage, a large 17'3" x 17'1" store/workshop and generous parking area approached via remote control electronic double gates. The gardens are predominantly on three sides with good size lawn areas established trees and shrubs and a multitude of flowering plants. Set in this rural private road you can see the trees of Wareham forest in the distance, whilst enjoying your own peace and quiet in the privacy of your own gardens.

- 4 bedrooms, 2 bathrooms (2 on each floor) with fitted wardrobes upstairs
- Beautiful detached grade II listed thatched cottage
- 0.42 of an acre plot with an extremely rural feel to the most attractive well-tended gardens
- Detached double garage, large workshop/store, timber shed and generous parking for several vehicles
- Many charming character features including larch latch doors, herringbone design woodblock flooring, fireplaces, ornamental beams and small pane windows
- Stylish 4 piece, first floor shower/bathroom and attractive ground floor shower room.
- Gas central heating via radiators
- Set on a quiet unmade no through road with access to Wareham Forest woodland walks.
- Mains gas, electricity and water with septic tank drainage
- Spacious dual aspect lounge, separate dining room and refitted kitchen with thatched porch and door to gardens.

Fancy's Row is a turning off Organford Rd on the edge of Horton Heath. Local amenities are available in Sandford which is around a mile away with more extensive facilities in Wareham, 3 miles away. Poole Town Centre is around 7 miles away and the nearest mainline railway station is just a mile way in Holton Heath.

COUNCIL TAX BAND F    EPC RATE D



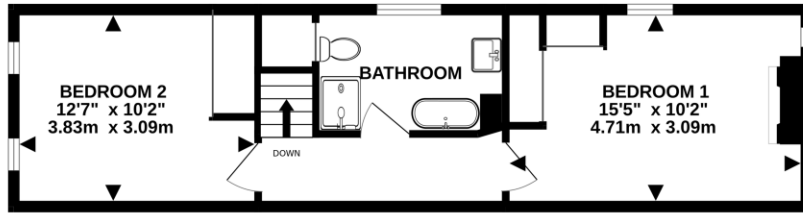




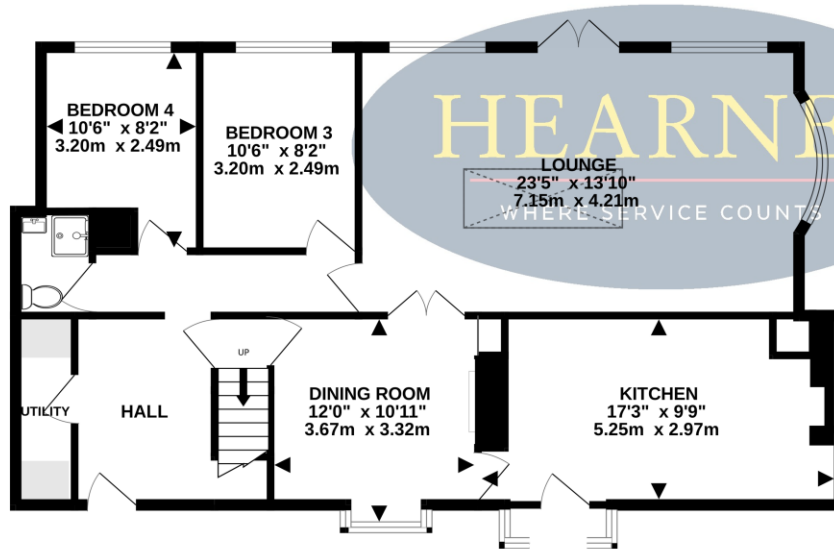
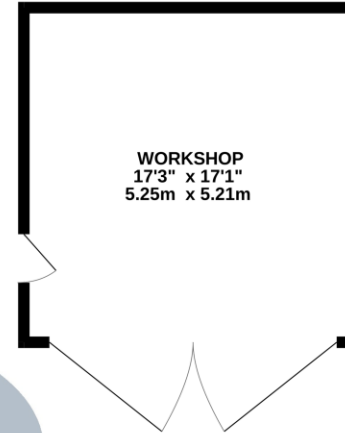
TOTAL FLOOR AREA : 1994 sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

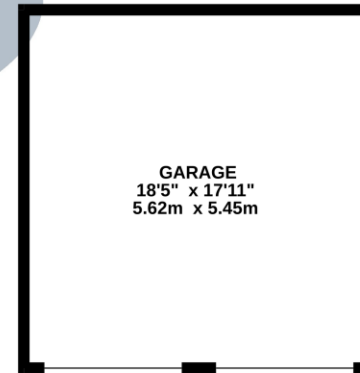
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1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



GROUND FLOOR  
967 sq.ft. (89.8 sq.m.) approx.



NOT LOCATED IN EXACT  
POSITIONS  
624 sq.ft. (58.0 sq.m.) approx.







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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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