



Castle Street

*Cranborne, Wimborne, BH21 5PZ*

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NEW FOREST







## The Property

Located in a quiet village position, set within the sought-after Cranborne Estate, this attractive three bedroom semi-detached house has the perfect blend of character charm, combined with a modern, well presented interior.

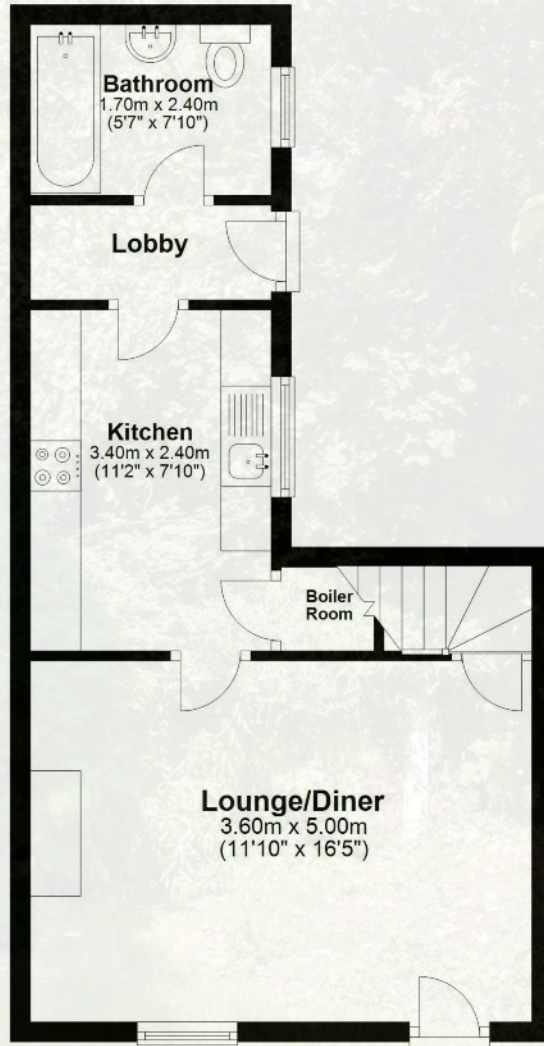
- The property is in fine order, having recently undergone a decoration throughout
- A welcoming reception room, with space for dining and lounge areas. This is bright owing to its dual aspect. Featuring a fireplace with log burner
- Modern, well-equipped kitchen, with character tiles, an array of cabinets. Integrated oven and fitted appliances
- Storage room, just off the kitchen which could be utilised as a pantry
- A well-presented three-piece bathroom on the ground floor
- Spacious and bright principal bedroom with loft access
- A generously sized double guest bedroom
- Further bedroom, which could be utilised as a study/office
- The property is situated within a Conservation area and the sale is subject to restrictive covenants reserved by the estate



## FLOOR PLAN

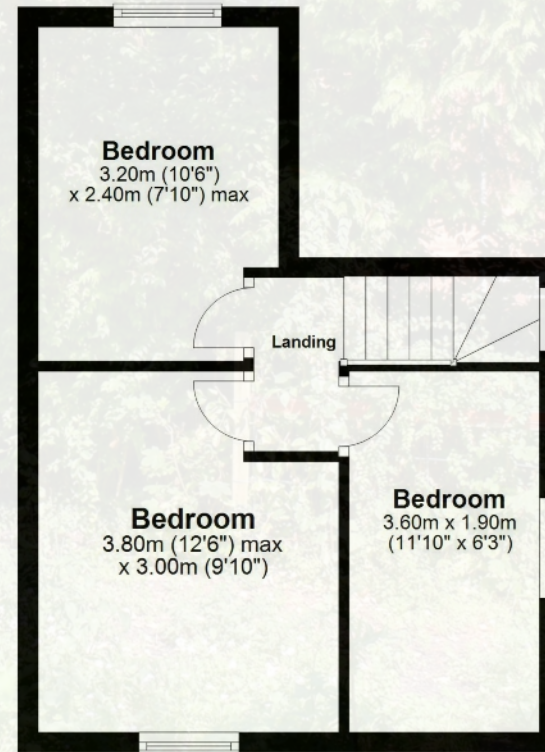
### Ground Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



### First Floor

Approx. 28.7 sq. metres (308.5 sq. feet)



Total area: approx. 64.3 sq. metres (692.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.









Cranborne

## Situation

This peaceful and pretty village benefits from a central village shop/post office, several good nearby public houses, two hotels with restaurants and the very popular Cranborne Garden Centre with café and gift shop.

Cranborne CE First School and Cranborne Middle School are handily located in the village and both are highly praised by Ofsted.

Cranborne itself offers a charming rural community lifestyle and benefits from the nearby towns of Verwood and Fordingbridge which offer shopping and various amenities.

For transport options there is a mainline station 17 miles away at Salisbury, Bournemouth Airport less than 20 miles away and Southampton Airport just over 30 miles.

The edge of The New Forest is less than 10 miles and Bournemouth beach just under 20 miles.



Cranborne Chase

## Services

Energy Performance Rating: D

Council Tax Band: C

Drainage: Mains Connected

Heating: Oil Fired

Available download speeds of 72 Mbps (Superfast)





## Gardens and Grounds

Enclosed private rear garden, consisting of a patio and lawn area. This outside space is mainly level and also houses several outbuildings. Featuring side access to the rear garden and outbuildings area– which could potentially be adapted in the future (subject to the relevant permissions) for parking or garage use. A quaint garden to the front which could benefit from maximising its potential.

## Directions

From Ringwood, join the B3081 heading towards Verwood. After about half a mile, turn right into Harbridge Drive, signposted to Alderholt. Continue to Alderholt, and at the T junction, turn left onto the B3078. Proceed along this road for approximately 6 miles on Hare Lane towards Cranborne/Castle Street. The property can be found on your right hand side.



## Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: [ringwood@spencersnewforest.com](mailto:ringwood@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)