



HEARNES

WHERE SERVICE COUNTS

Post Office Cottages
Ringwood Road, Longham, Dorset, BH22 9AW

FREEHOLD

PRICE £365,000

This sympathetically and beautifully restored two double bedroom Grade II Listed character cottage has its own enclosed rear garden and allocated parking. Immediate vacant possession.

This lovingly refurbished Lady Wimborne Cottage has been painstakingly and sympathetically restored by local developers who have paid special attention to retaining many of its original features, whilst integrating 21st century technology. The property has **sound proofing**, a heat recovery ventilation system, a stunning hand painted kitchen and a luxuriously appointed bathroom. The property is also conveyed with the remainder of a 10 year builders warranty.

- **Two double bedroom Grade II Listed semi-detached character cottage**

Ground Floor

- Simply stunning and beautifully finished, **hand painted kitchen**, with extensive natural quartz work surfaces and an excellent range of integrated Neff appliances, oak flooring
- **Sitting room/dining room** with hand scraped engineered oak flooring and a log burner creating an attractive focal point in the room. The cosy and peaceful room has been meticulously sound proofed with 7mm acoustic glass, acoustic boarded walls and an incredibly useful **heat recovery ventilation system**

First Floor

- **Two well-proportioned double bedrooms**
- Beautifully finished **family bathroom/shower room** incorporating a four piece suite to include a panelled bath, shower cubicle, WC with a concealed cistern, wash hand basin and tiled floor

Outside

- Enclosed and landscaped garden with maximum measurements of 30ft x 30ft
- **Allocated parking**

Further Benefits

- Gas-fired heating
- **Sound proofing**
- Decorated in stylish heritage colours

A brief history of Lady Wimborne Cottages

In total 111 Lady Wimborne Cottages and 3 Schools were built by the Canford Estate. They are individually numbered, which does not correlate to their position in the perspective roads, this was purely a chronological indication of when they were built from 1867 onwards. They are mostly semi-detached cottages built for the Estate workers, which all bear the Wimborne family coat of arms. The cottages were designed in a gothic style by Sir Charles Barry Junior, son of the architect of the Houses of Parliament.

Haskins Garden Centre with its restaurant and café are less than 500 metres away by car and less than 50 metres away via a pedestrian footpath. Marks & Spencer's Simply Food on Ringwood Road is approximately 1 mile away. Ferndown offers an array of shops, cafes, restaurants, leisure and recreational facilities, with the town centre less than 1.5 miles away. The nearest bus stop can be found on Ringwood Road, less than 50 metres away from Post Offices Cottages where the X6 bus stops and travels to Ferndown, West Moors, Verwood, Ringwood, Poole and Bournemouth.

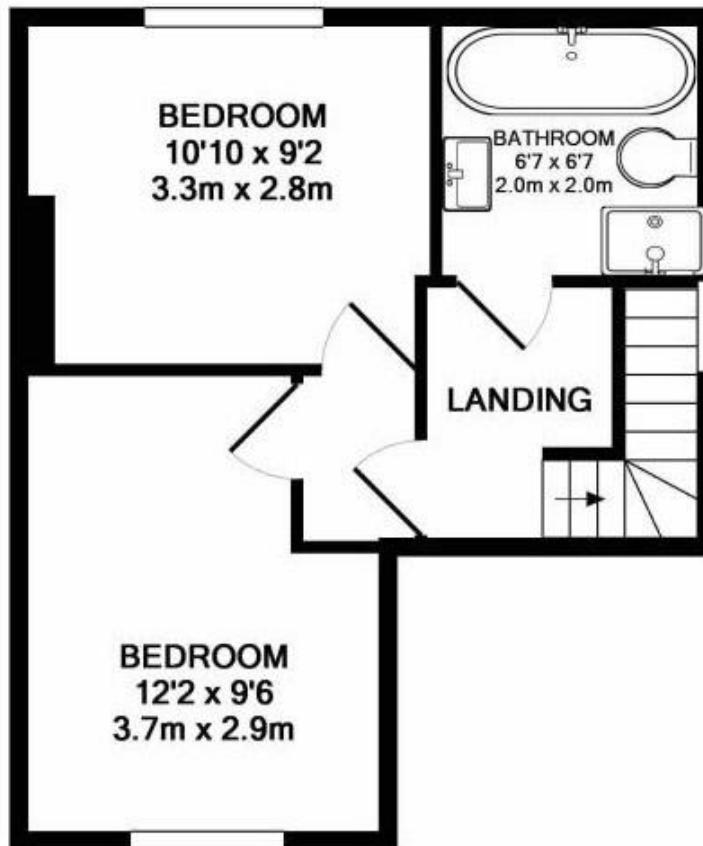
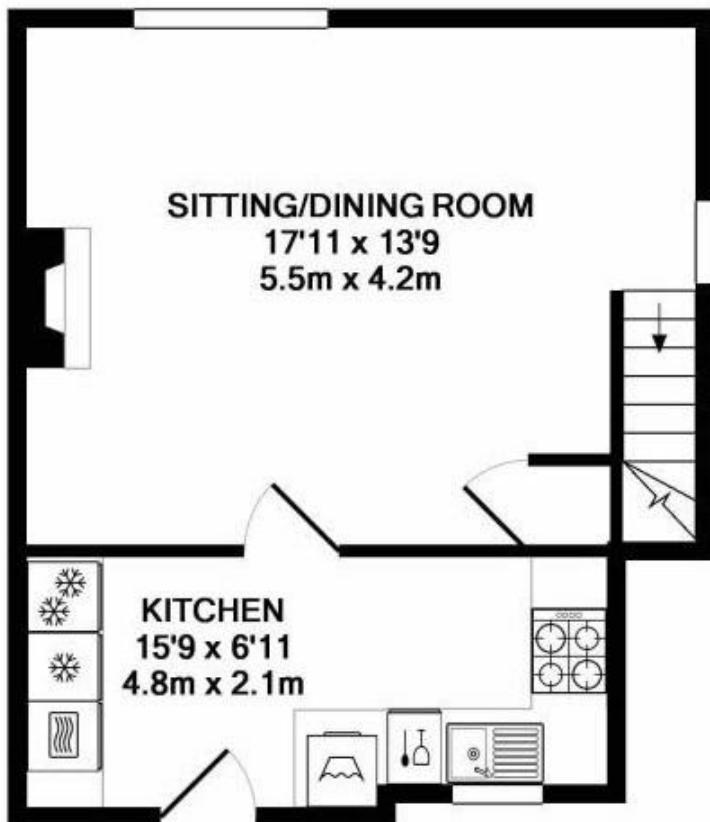
“A painstakingly restored Grade II listed character cottage with parking”



COUNCIL TAX BAND: C

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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