



*Guide Price*

£500,000

Freehold

PEE WEE COTTAGE, HORTON HEATH, WIMBORNE BH21 7JR





- ◆ CORNER PLOT
- ◆ 0.68 ACRE
- ◆ SCOPE FOR DEVELOPMENT (STPP)
- ◆ RURAL LOCATION

A rare opportunity to acquire a prominent corner plot approaching 3/4 acre which offers scope for development (STPP).

Room Description

Pee Wee cottage sits towards the front boundary of its plot, which measures 0.68 acre. The bungalow currently offers two double bedrooms, living room, kitchen and bathroom but in our opinion the bungalow is likely to either be demolished and altered considerably given the scope for development the site offers (STPP).

Gardens and Grounds

The plot is level and primarily laid to grass with clearly defined boundaries.

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: (773 sq ft 71.8 sq m)

Heating: Gas fired

Glazing:Double glazed

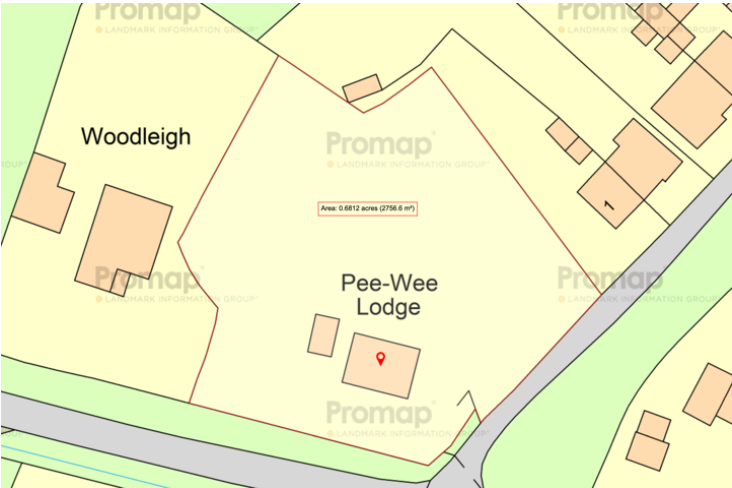
Parking: Parking for 9 cars & garage

Garden: North facing

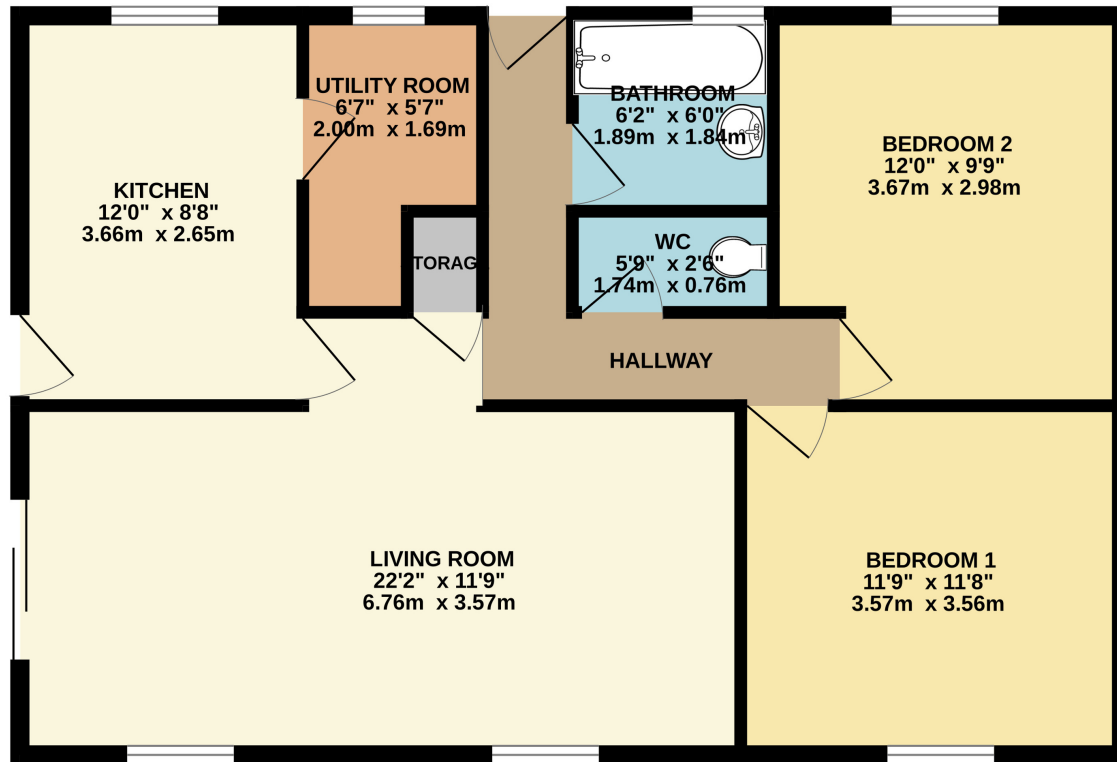
Main Services: Electric, water, drains and telephone

Local Authority: Dorset Council

Council Tax Band: E



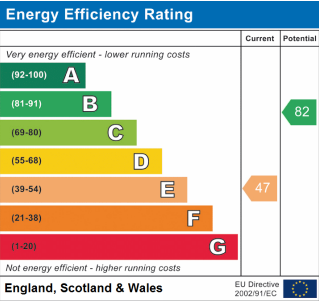
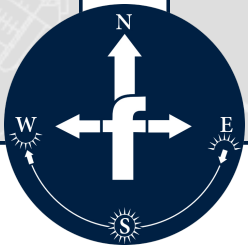
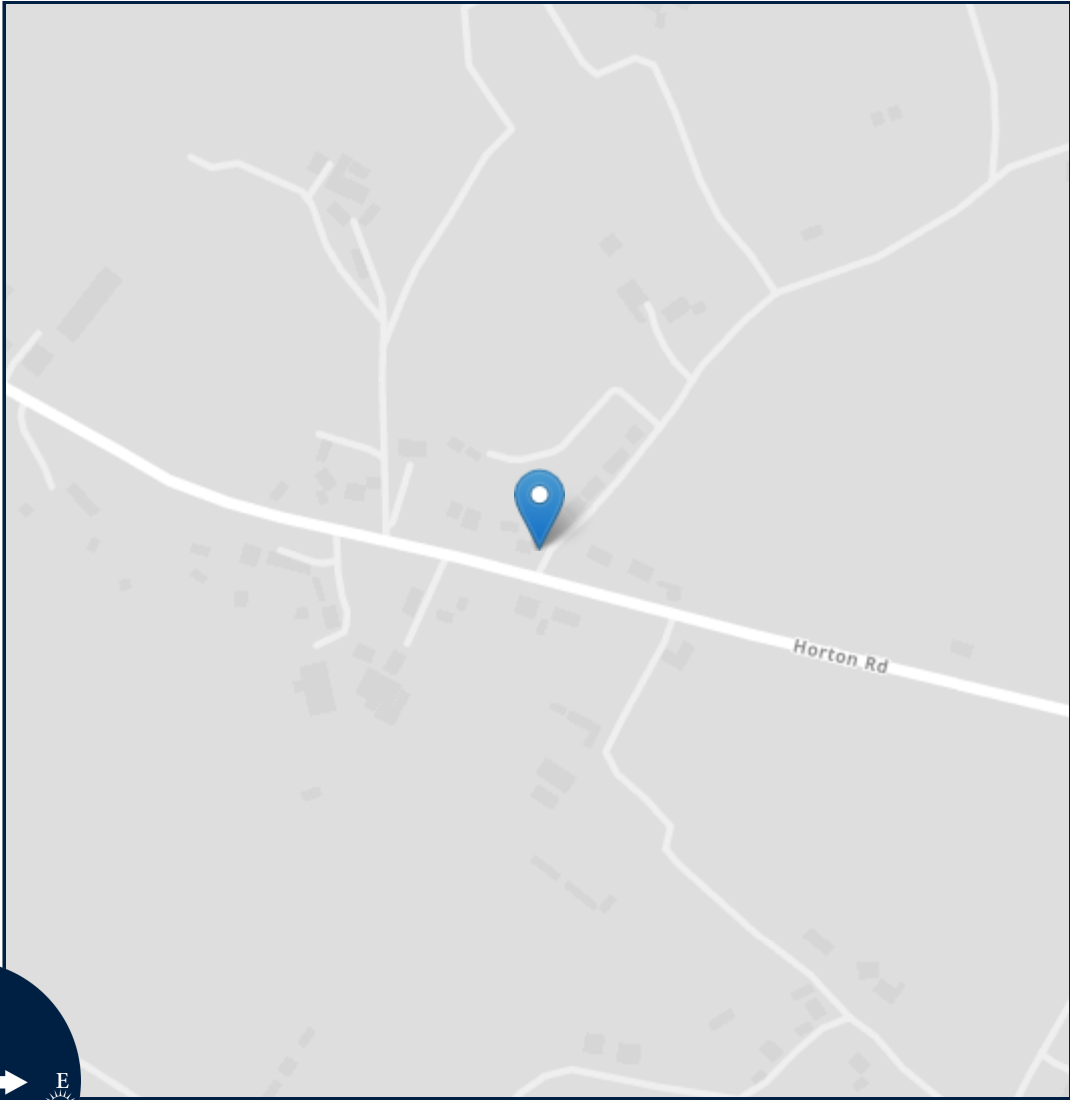
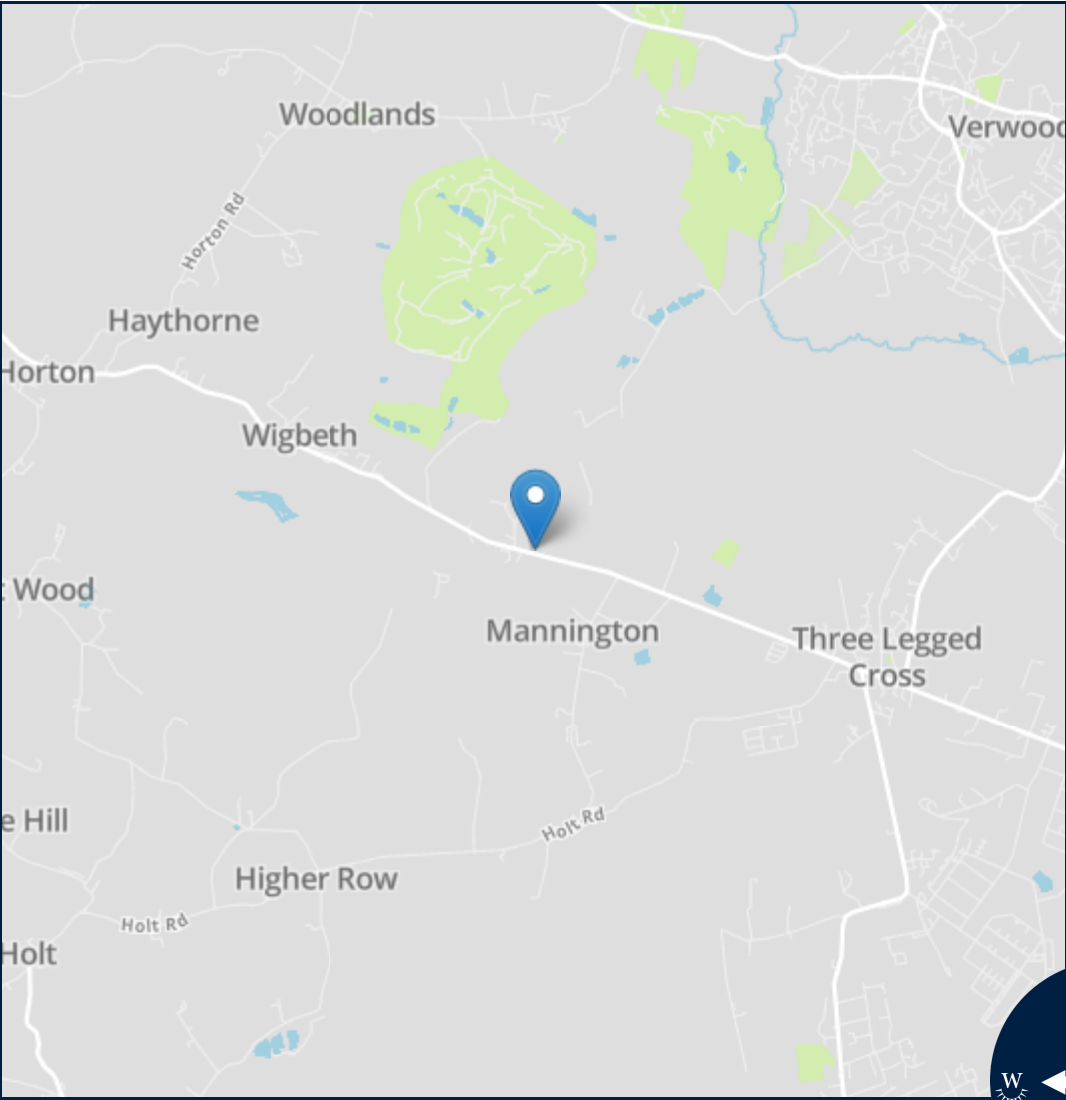
GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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