

Local expertise with powerful national marketing



DOWNLEA COTTAGES
WIMBORNE, BH21 5AN



ASKING PRICE £430,000

- NO FORWARD CHAIN
- LARGE PLOT
- MODERNISATION REQUIRED
- LOCATED IN DESIRABLE WITCHAMPTON
- WELL REGARDED VILLAGE SCHOOL WITHIN WALKING DISTANCE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS FRONT AND REAR GARDENS
- WITHIN EASY DISTANCE OF WIMBORNE
- BEAUTIFUL WALKS CLOSE BY

This three-bedroom family home is located in the pretty and desirable village location of Witchampton and benefits from a generous plot, with large front and rear gardens. The frontage could easily be adapted to include some off-road parking. Parking is currently available freely around the crescent.

The house is accessed via a characterful storm porch, this takes you into the welcoming entrance hallway, which includes under stair storage.

To the left is the lounge, with a fireplace and window overlooking the rear garden. There is a second reception room, which could be used as a further living or dining room, also with a view to the garden and fireplace. The L shaped kitchen has space for a washing machine, tumble dryer and fridge freezer and has doors to both the front and rear gardens. There is a downstairs WC also off the kitchen.

Upstairs, the accommodation includes three well-proportioned bedrooms and a family bathroom.



The large rear garden includes beautiful fruit trees, three sheds and two greenhouses.

Witchampton has a village school, pre-school, community pub, shop and coffee bar (an enterprise run by the local residents), as well as beautiful walks.

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

As well as popular Witchampton Church of England First School, which is within walking distance, there are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

This property is heated by electric.

EPC Rating: G

Council Tax Band C



Downlea Cottages, Witchampton, Wimborne, BH21

Approximate Area = 1015 sq ft / 94 sq m

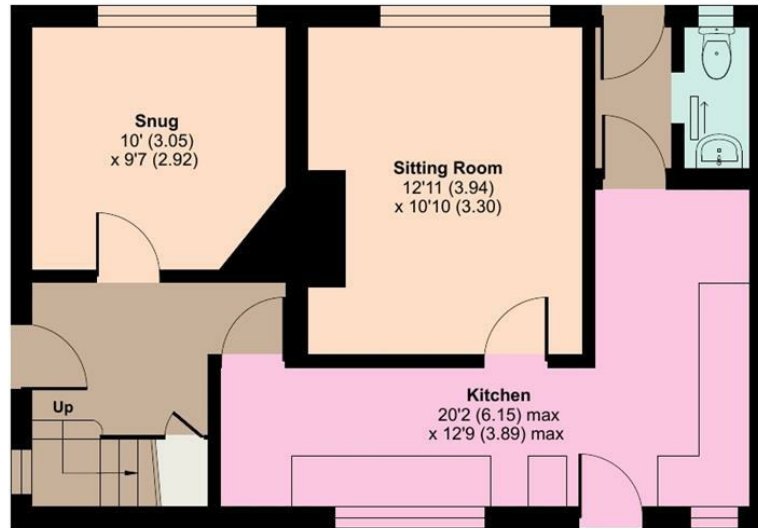
Limited Use Area(s) = 53 sq ft / 5 sq m

Total = 1068 sq ft / 99 sq m

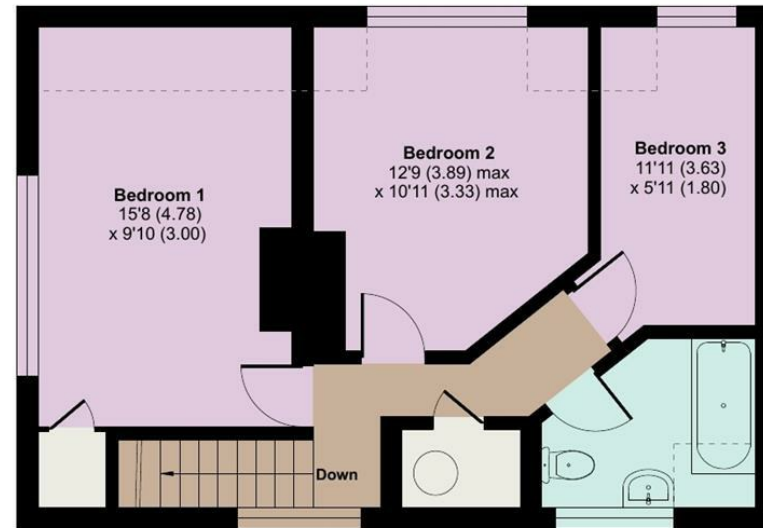
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2022. Produced for Edwards Estates Ltd. REF: 904500



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



Wimborne Office

47 East Street, Wimborne, Dorset, BH21 1DX • www.edwardstates.com
01202 842842