



Dogdean Cottage
Dogdean | Wimborne | BH21 4HA

DOGDEAN COTTAGE



This beautifully presented three bedroom detached character cottage sits on a generous plot on the outskirts of the town and enjoys delightful rural views to the rear. Well planned, spacious accommodation includes a sitting room, dining room and kitchen/breakfast room with adjoining utility as well as a generous garden room, detached garage and self-contained studio providing potential home income.



KEY FEATURES

This three bedroom detached thatched cottage exudes character and charm and is set within a generous plot with a delightful rural outlook. Constructed in 2005, the property enjoys a semi-rural location within a few minutes of Wimborne town centre. Equipped with oil fired central heating and double glazing throughout, living space on the ground floor is well proportioned and thoughtfully configured for modern family living. The main entrance enclosed porch accommodates a cloakroom to one side and the generously sized and welcoming entrance reception has exposed feature brickwork with timber beams and open through access to a further reception room/dining room overlooking the rear garden with French doors leading to outside.

To the left of the entrance reception, there is access to a large, dual aspect sitting room which has a window overlooking the front of the property and French doors opening to the rear garden. An exposed brickwork inglenook style fireplace with bressummer mantel beam and fitted oil burning coal effect stove provides a focal point in this primary living space. Further accommodation on the ground floor includes a superbly fitted kitchen/breakfast room with an adjoining garden room overlooking the beautifully maintained gardens. The kitchen has a comprehensive range of country style wooden base, wall and display units including an island unit with storage and wine rack. There is also an oil fired Heritage cooker as well as a range of integrated appliances and water softener. With underfloor heating and tiled flooring throughout, there is ample floorspace for a family sized dining table and chairs. Off the kitchen there is a well equipped utility room with door leading to outside at the rear.













KEY FEATURES

Returning to the hall, a wooden staircase rises to the galleried landing and three good sized double bedrooms on the first floor. The master has the advantage of built-in storage and a stylishly appointed ensuite shower room, whilst the remaining two bedrooms are served by a family bathroom with tiled floor and part tiled walls. The suite includes a bath and separate shower cubicle as well as wash hand basin and WC.

















KEY FEATURES

Outside, the property has a generous frontage laid to gravel and providing off road parking for a number of vehicles. With secure access via a five bar gate, there is also a detached garage with electrically operated up and over door. To the rear of the garage there is an external wooden staircase leading to a self-contained studio with kitchenette and ensuite - ideal as a guest suite or opportunity for home income as an airbnb or home office, gym or hobbies room.

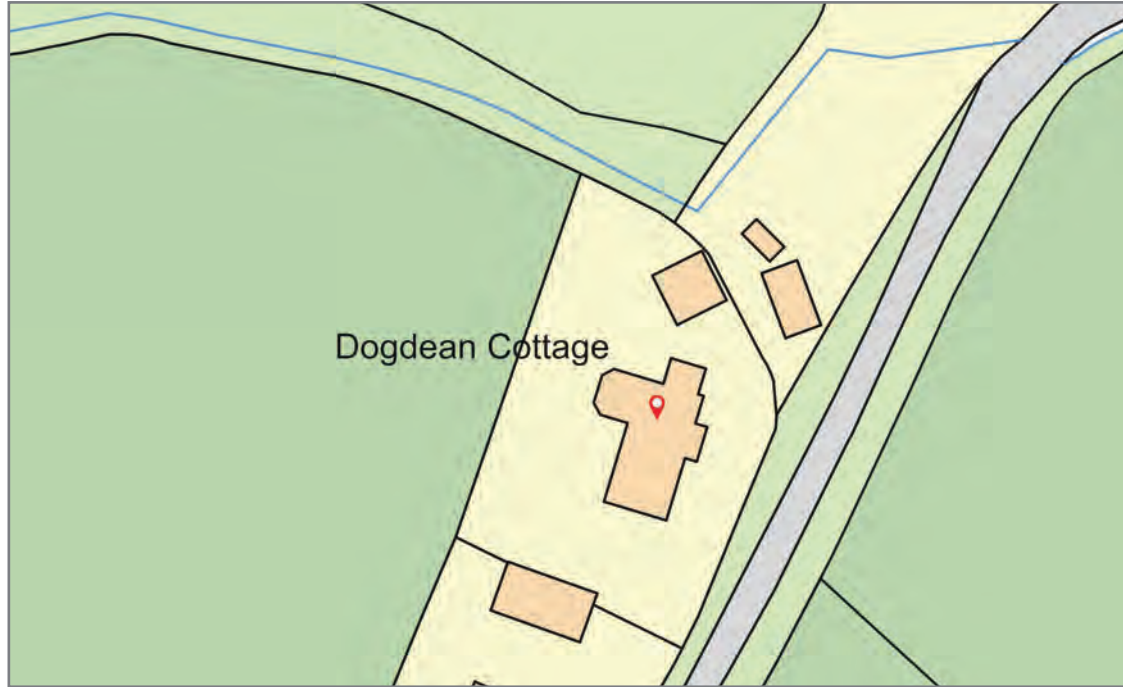
The gardens are beautifully landscaped and maintained enjoying a delightful rural outlook. Laid mainly to lawn with some specimen planting and mature planted boundary borders, there is also a timber built garden shed, a potting shed and a greenhouse, as well as a kitchen garden to the southerly end of the grounds. A paved patio spans the rear elevation and also extends to the garage - perfect for relaxation or entertaining.







INFORMATION



Out and about:

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.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

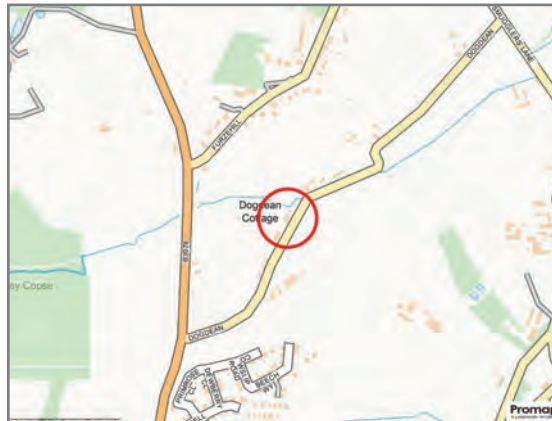
From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

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.

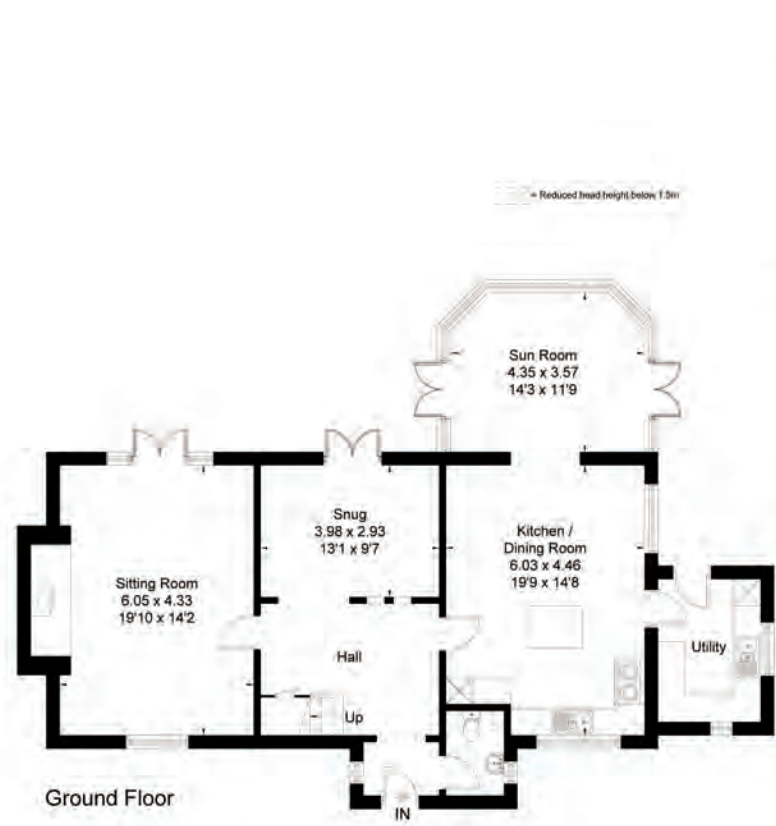
EPC: E

Council Tax Band: G

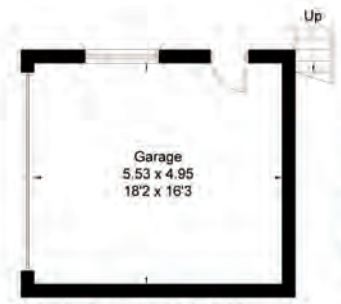
Services: Mains Electric, Oil Fired Central Heating, Mains Water and Drainage



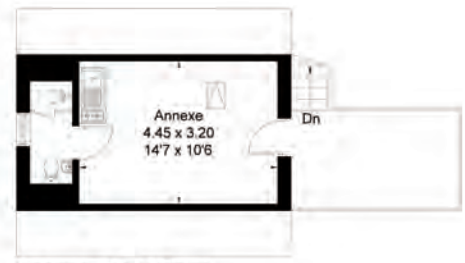
Approximate Floor Area = 200.7 sq m / 2161 sq ft
 Garage / Annexe = 44.4 sq m / 478 sq ft
 Total = 244.1 sq m / 2627 sq ft



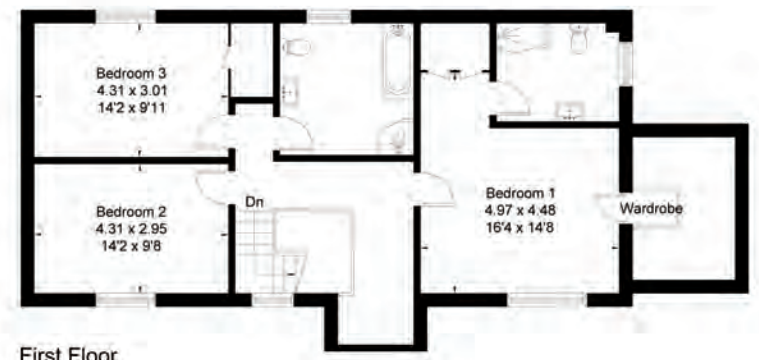
Ground Floor



Annexe - Ground Floor
 (Not Shown In Actual Location / Orientation)



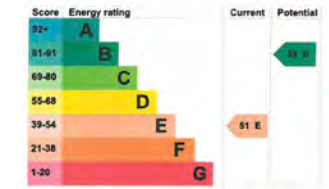
Annexe - First Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #61991



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 18.01.2024





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Fine & Country Central and North Dorset
46-47 East Street, Wimborne, Dorset BH21 1DX
01202 842842 | centralandnorthdorset@fineandcountry.com

