



## Little Acre, Newtown Lane, Wimborne BH21 3EY

A detached character family home situated in a tucked away location, yet within only a moments walk to local amenities.

**EPC: TBC Council Tax Band: E : £642,250 Freehold**

 **4**  **2**  **3**





## Key Features

- DETACHED CHARACTER FAMILY HOME
- FOUR BEDROOMS
- LOUNGE WITH OPEN FIREPLACE & ORIGINAL BREAD OVEN
- DINING ROOM
- STUDY
- KITCHEN WITH UTILITY ROOM
- GENEROUS FRONT & REAR GARDENS
- DOUBLE GARAGE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- SCOPE TO IMPROVE

## The Property

This charming, detached cottage is situated in a sought after location which offers the feeling of being in a semi-rural location, yet the convenience of being within easy reach of local amenities, including a health club and supermarket and popular schooling for all age groups.

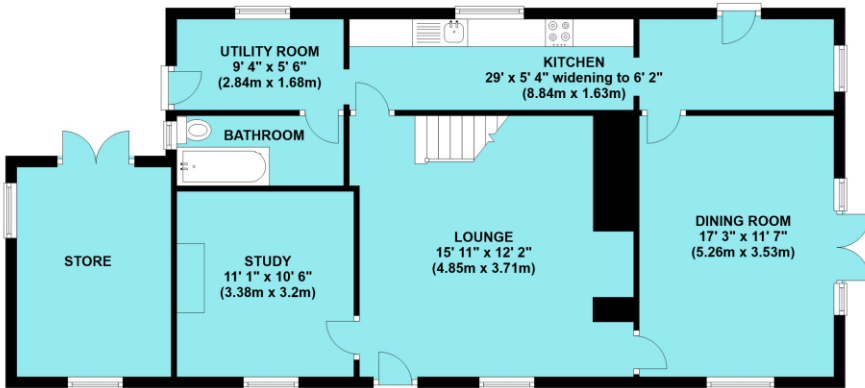
The original cottage has undergone further extensions over its history to now offer three reception rooms with utility room and ground floor bathroom and to the first floor, four double bedrooms with a shower room. The original lounge has a feature open fireplace where the original bread oven

is still visible. The property benefits from gas fired heating with radiators and double glazed windows and there is great potential to further improve and enhance the property.

There are generous gardens which extend to the front both sides and the rear of the house, and a driveway providing off road parking for a number of vehicles leads to the detached double garage. The rear garden enjoys complete privacy and the current owner leases a further section of the garden from the council for approximately £35 p.a.

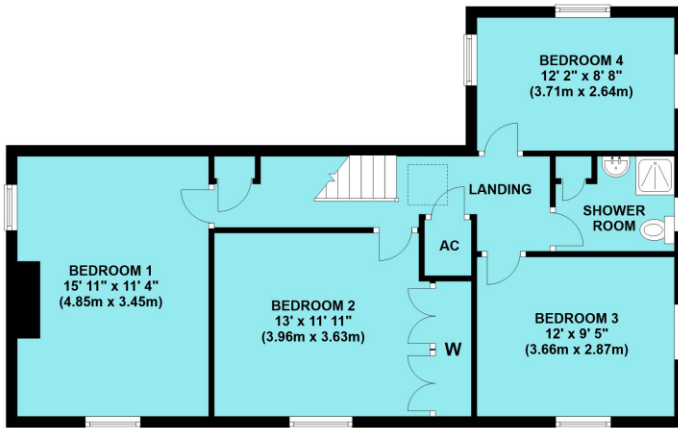
**Ground Floor**

Approx. 88.2 sq. metres (949.3 sq. feet)



**First Floor**

Approx. 65.1 sq. metres (700.8 sq. feet)



Total area: approx. 153.3 sq. metres (1650.1 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

**Broadstone Office**  
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk