



HEARNES
WHERE SERVICE COUNTS

Witchampton, Dorset, BH21 5BX

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FREEHOLD PRICE GUIDE: £600,000

A superb fully refurbished three bedroom semi detached cottage with ample off-road parking leading to detached timber framed car port with stunning countryside views situated in a sought after village. NO FORWARD CHAIN.

- Oak framed storm porch
- Entrance hallway with modern cloakroom with WC, vanity unit and wash hand basin
- Cosy sitting room enjoying a front aspect
- Kitchen/dining room/lifestyle room. Kitchen with range of base and eye level units with complementary worktops, inset hob, electric oven, space for dishwasher, breakfast bar, enjoying a dual aspect. Dining/Lifestyle room has feature brick fireplace with inset wood burner, space for sofa's dining area with room for table and chairs, patio door to garden and terrace
- Separate utility room with space for washing machine, worktop with sink, window and door to driveway
- Main bedroom with range of built-in wardrobe and luxury fitted en suite shower room with over size shower cubicle, vanity unit with wash hand basin, enclosed WC, heated ladder style towel rail, part tiled walls and flooring
- Two further good size bedrooms
- Family shower room with over size corner shower cubicle, vanity unit with wash hand basin and mirror fronted built-in cupboard over, WC, shaver point, part tiled walls and flooring
- Double glazing and oil fired heating and shared septic tank. Private water source from farm
- Stunning rural views
- Large shingle driveway gives off road parking for numerous cars leading to detached double timber framed car port
- Rear garden has large terrace patio ideal for al fresco dining. Steps then lead to main garden which is laid to lawn being enclosed by high conifer trees and panel fencing

The property is located on the edge of the popular village of Witchampton, within which is a church, a social club, village hall, village stores and outstanding primary school. This superb home is accessible to the nearby towns of Wimborne Minster, Blandford Forum and Poole and access to London by car is via the M27 & M3.

COUNCIL TAX BAND: D EPC RATING: D

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

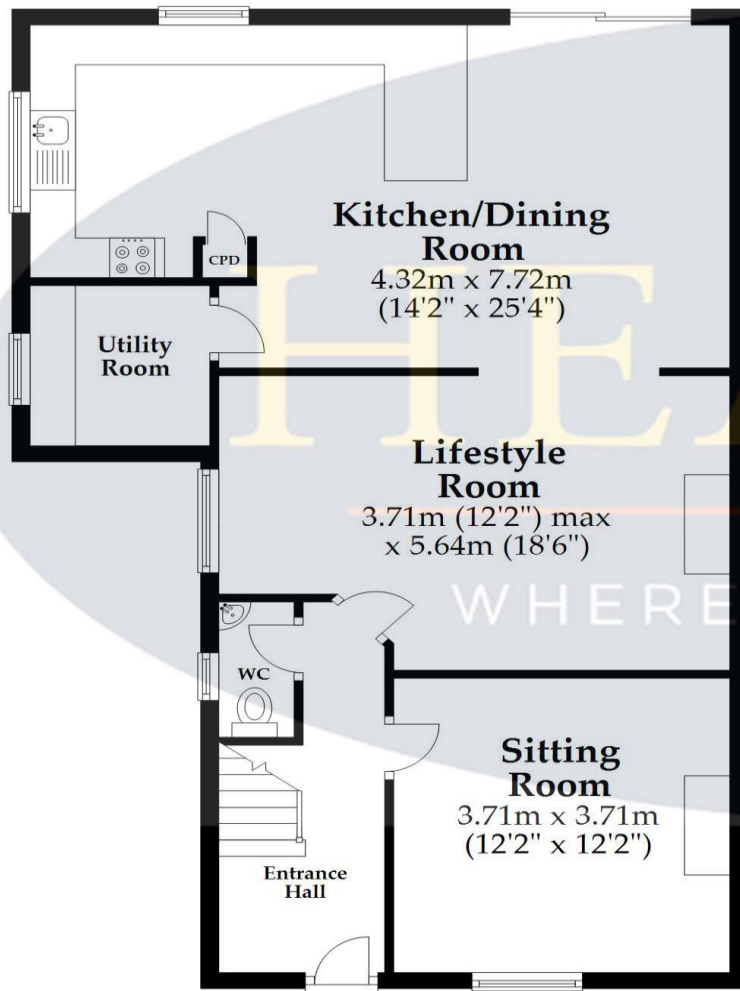




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

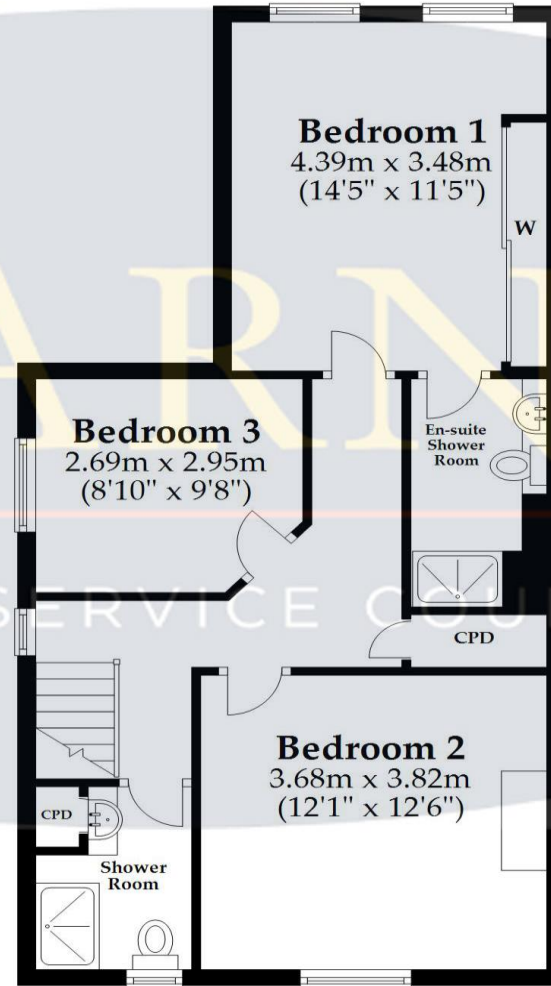
Ground Floor

Approx. 78.2 sq. metres (841.8 sq. feet)

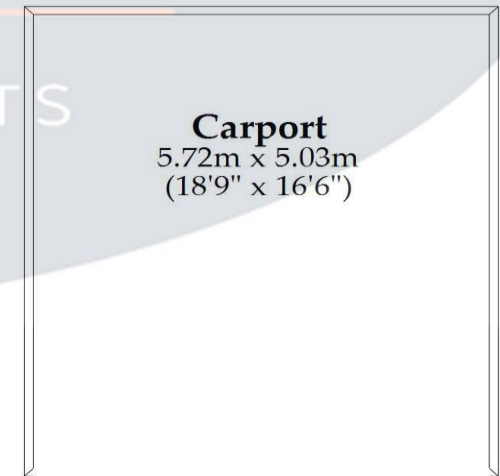


First Floor

Approx. 57.5 sq. metres (618.8 sq. feet)



Outbuilding



Total area: approx. 135.7 sq. metres (1460.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





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