



Witchampton
Wimborne, Dorset, BH21 5AT

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FREEHOLD PRICE: £370,000

Three bedroom semi detached home in a desirable rural location with open countryside views on a good size plot. Offered with vacant possession.

- Sitting room with front aspect overlooking fields and countryside
- Inner lobby with storage cupboard and side door to garden
- Modern kitchen/breakfast room with range of base and eye level units and space for appliances, part tiled walls, space for table and chairs, dual aspect overlooking garden
- Shower/wet room with electric shower, wash hand basin and WC with fully tiled walls
- Three bedrooms. Main bedroom with built in cupboard enjoying front aspect overlooking farmers fields and countryside
- Cloakroom with WC, wash hand basin and airing cupboard
- Double glazing and electric Dimplex heaters
- No forward chain
- Outside: The Property is situated on a good size plot. The front garden has lawn area with hedging and pathway to front door and side access to rear garden. The rear garden has a patio area and storage shed. The garden is then laid to lawn with flower and shrub borders.

The popular village of Witchampton has a church, social club, village hall, village stores and an outstanding primary school. This 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: C EPC RATING: E

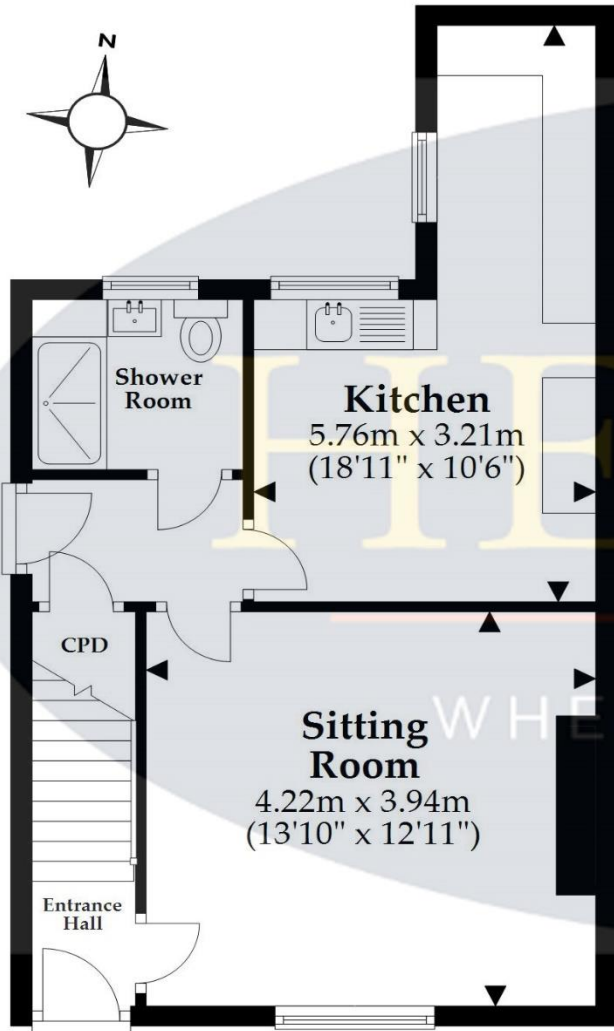
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





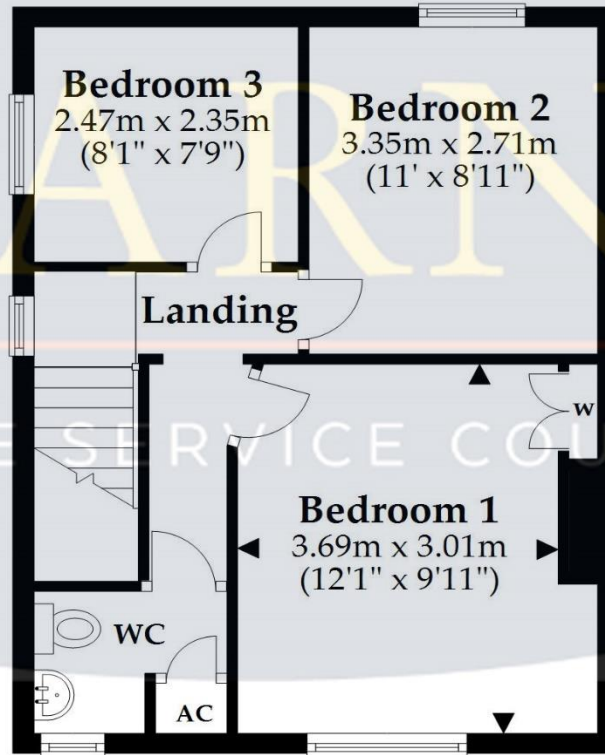
Ground Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



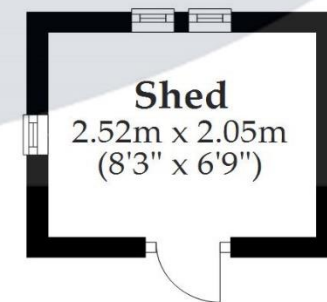
Second Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Outbuilding

Approx. 5.2 sq. metres (55.6 sq. feet)



Total area: approx. 84.1 sq. metres (905.6 sq. feet)

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





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