



**HEARNES**  
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**Witchampton  
Wimborne, BH21 5DE**

# Witchampton, Wimborne, BH21 5DE

## FREEHOLD PRICE GUIDE £795,000

A beautifully located and immaculately presented, quality, country home offering four bedrooms, two reception rooms a luxury fitted kitchen and utility room, with ample off-road parking and garage. The property was built in 2001-2002 by a well-regarded local builder in the grounds of an old Paper Mill, and occupies a unique position with superb, landscaped gardens, front and back.

- Approximately 2,008 square feet
- Spacious entrance hallway with fitted cloaks/shoe cupboard and modern downstairs cloakroom
- Feature natural limestone travertine flooring to hallway, kitchen and utility room
- Generous size sitting room with feature brick fireplace and surround with inset gas coal burner and French doors onto patio and garden
- Good size separate dining room enjoying a front aspect
- Funky column radiators to the ground floor
- Superb fully fitted kitchen installed in 2021 with a range of base and eye level units including large larder cupboard, with complementary solid wood worktops, quality appliances including Smeg range cooker, Bosch microwave and dishwasher and Siemens fridge/ freezer with space for table and chairs and rear aspect window overlooking the private and pretty part walled back garden
- Separate utility room with matching range of cupboards and wine rack, space for appliances, door to integral garage, rear aspect window and door to garden
- Four double bedrooms (one currently used as office/yoga room which has fitted wall units)
- Main bedroom with fitted wardrobes and further walk-in fitted wardrobe/ dressing room
- En suite bathroom with modern suite, bath and separate shower cubicle
- Good size family bathroom with bath and shower over
- Serviced alarm system. Car charger power supply to the front of the property
- CAT 5 cabled throughout and fibre internet
- New Worcester Bosch gas boiler and pressurised water tank fitted in 2021. The central heating system is LPG
- Wood windows and doors throughout
- Large spacious loft which could be converted to additional rooms STPP
- Shared driveway leading to block paved area to the front of the property allowing parking for several cars leading to garage with electric up and over door. There is then a front grass area which is bound by low level walling. The beautiful, landscaped rear garden has a shaped lawn with an abundance of mature flower, tree and shrub borders and patio area. At the rear a gazebo seating area and garden shed
- Fishing rights come with the property ownership – some residents fish for the native brown trout
- Private gated access from the Mill to the main Wimborne Road being much quicker and safer than having to go through the village from Wimborne Road

The village has a church, a social club, cricket club, village hall, village stores, an outstanding primary school and a nursery school. Witchampton has a thriving supportive community offering something for everyone. 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. Sports facilities in the area include the prestigious Remedy Oak golf club within 3 miles and other championship golf courses at Ferndown, Broadstone and Parkstone. There are several excellent independent schools in the area including Bryanston, Canford, Dumpton, Sandroyd and Castle Court.

COUNCIL TAX BAND: F EPC RATING: C

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.

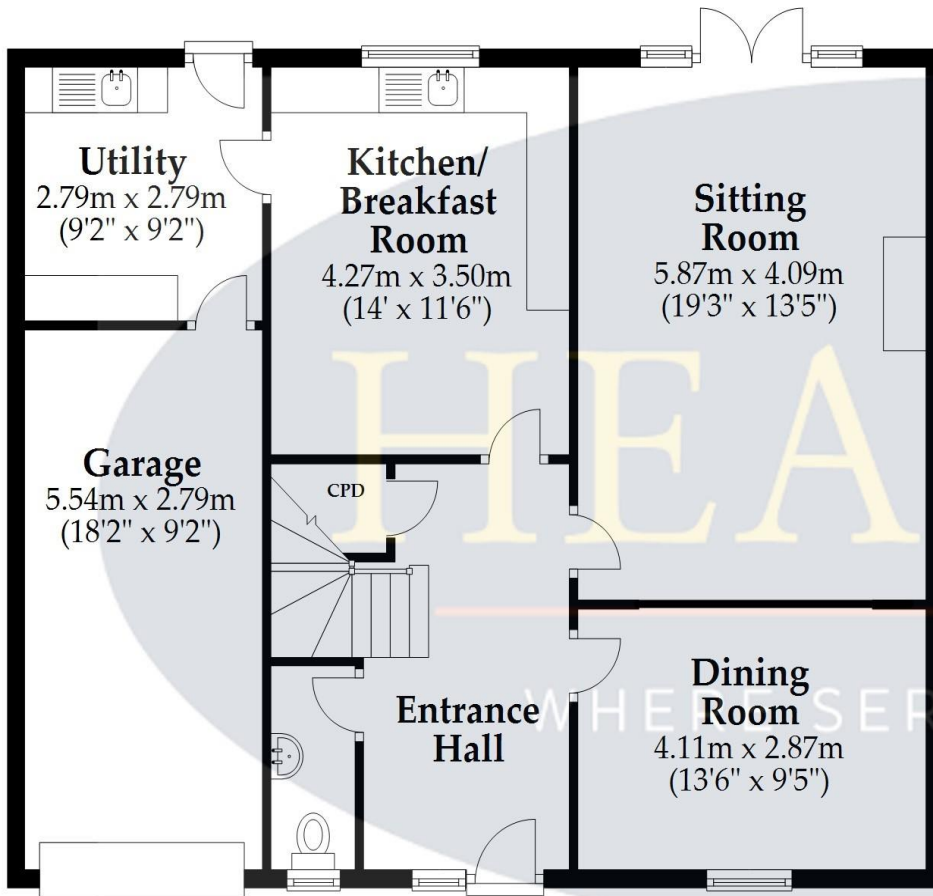




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

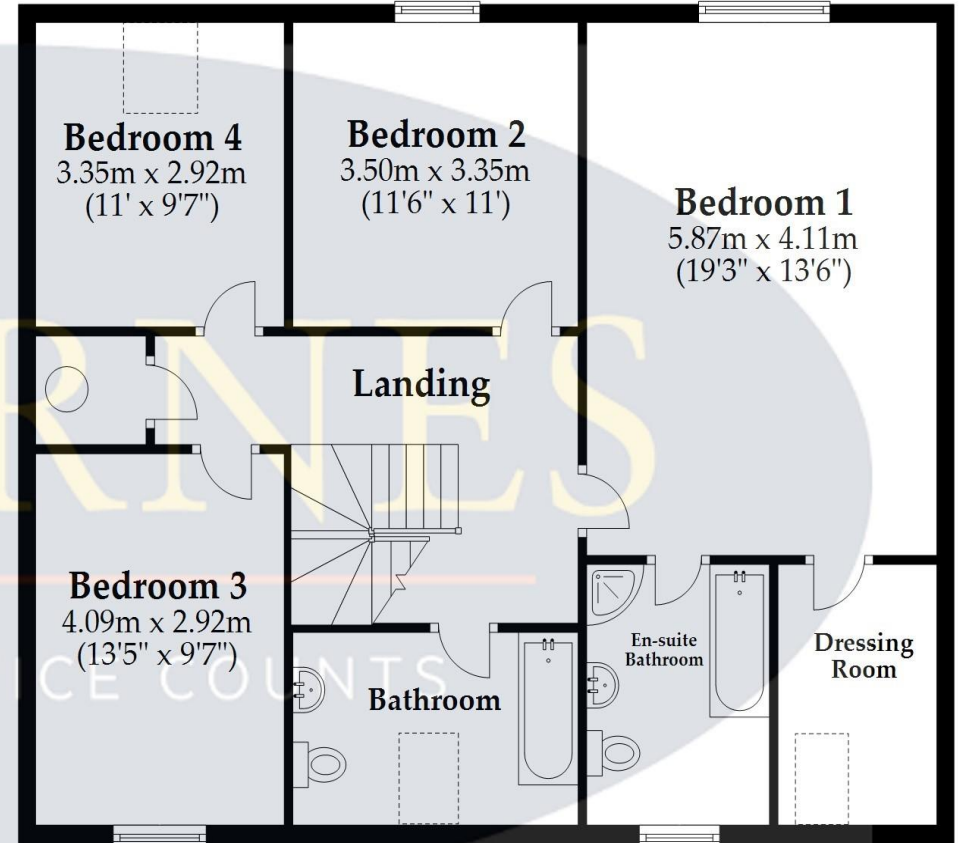
## Ground Floor

Approx. 92.5 sq. metres (995.7 sq. feet)



## First Floor

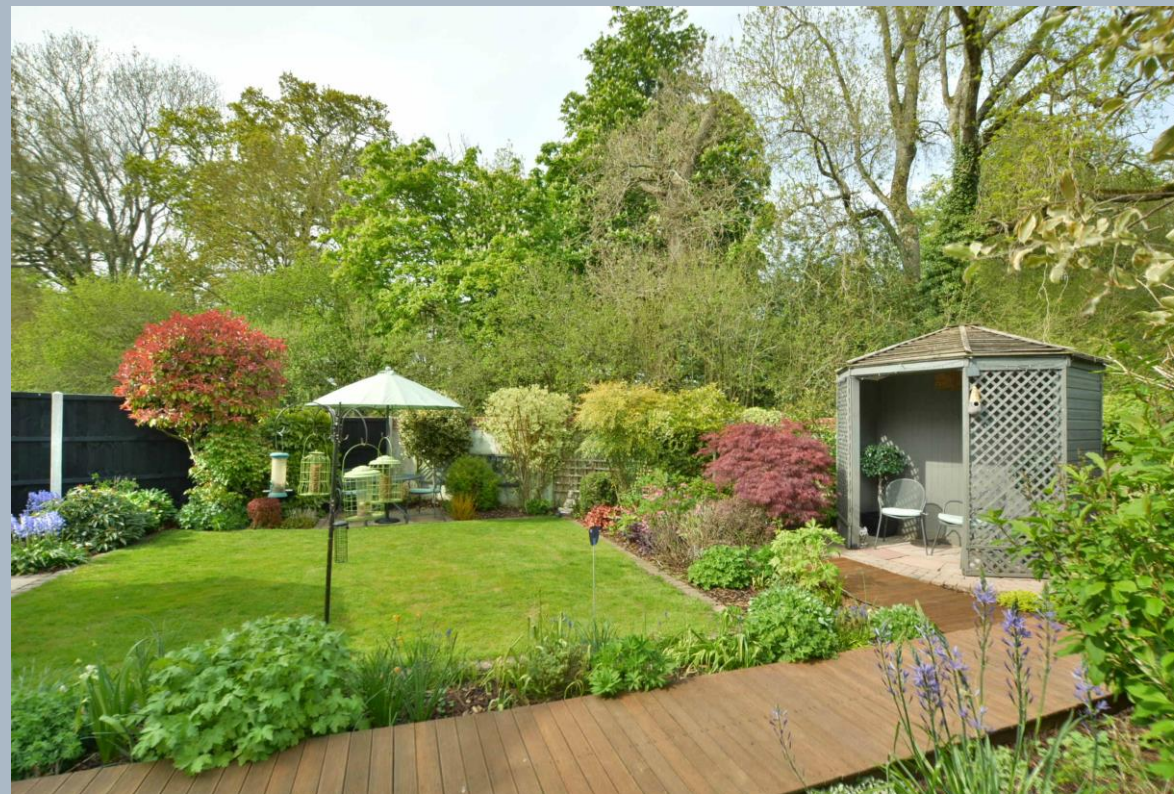
Approx. 94.1 sq. metres (1012.6 sq. feet)



Total area: approx. 186.6 sq. metres (2008.3 sq. feet)

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







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