



**King's Post, 14 Boveridge
Cranborne, Dorset, BH21 5RX**

A beautiful 3 bedroom semi-detached thatched cob cottage in a charming setting at Boveridge, on the outskirts of the popular village of Cranborne.

This charming, Grade II listing 18th century home sits in a designated dark sky zone, in about a quarter of an acre of gardens, offering stunning views over open farmland, with the main aspect of garden facing west with wonderful uninterrupted sunsets, and featuring a detached annexe and a shepherd's hut (with its own wood burner.)

PRICE GUIDE: £600,000 FREEHOLD
COUNCIL TAX: Band D
EPC: Exempt due to Listed status



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A barn style door leads into a country style kitchen with a fitted dresser and an oil-fired Rayburn providing the heating and hot water (backed up by an immersion heater.) The adjacent utility room leads to the family bathroom which has a Velux window overlooking the rear garden, a claw-foot bath, a wash basin, a WC, and a currently un-used door to the front.

An inner hallway with a stone floor and a coat cupboard leads to a beamed dining area which connects with the charming, dual aspect lounge, which features a window seat, a beamed ceiling and an inglenook fireplace with a wood burner.

There is a spacious, dual aspect first floor landing currently used as a craft room, with a vaulted ceiling, exposed beams, and windows on both sides. Steps lead up to a bedroom with a fitted double wardrobe (which could be relocated to create a double bedroom) and 2 windows giving views over the surrounding farmland. Also accessed from the craft room is a spacious, dual aspect principal bedroom with a vaulted ceiling and a stepped chimney breast. The cottage is mostly of cob construction, with some brick sections.





The Annexe: Timber French doors open into a reception room with a log burner. An archway leads to a double bedroom with an en suite shower room. Accessed via an outside door, the kitchenette has a range of cupboards and space for a fridge/freezer. Behind the annexe, there is a useful log/tool store with armoured light and door.

Included in the sale, the shepherd's hut is equipped with its own log burner, and has built-in seating and windows on either side, making it an ideal snug.

The cottage is set below eye level within its plot, providing a sense of seclusion. Steps from the off road parking area lead to a green pedestrian gate and sleeper steps down to a shingle area towards the kitchen door.

The front garden features low-maintenance sleeper planters and a red brick feature, with a wall and shrub boundary. There is a raised seating area, and a brick paved path leads to another seating area surrounded by shrubs. The most notable part of the garden, at the side of the house, includes a large wooden deck leading to the annexe. A substantial lawn area extends to the shepherd's hut.



A third section of the garden, formerly a vegetable garden complete with a greenhouse and storage shed, now laid to meadow turf with wildflowers. There is also a summer house currently used to store bikes. Land to the north has previously had planning applications declined for a new dwelling.

The rear garden continues into the sloping landscape, rising to a post-and-rail fence bordering farmland. The area directly outside the house is primarily left as a meadow, adorned with shrubs and seasonal planting. The property's septic tank, which was renewed 3 years ago, is shared, and located in the garden of the neighbouring property.

Boveridge is a hamlet nestled in beautiful wooded countryside just outside the charming conservation village of Cranborne, which has a thriving community with a GP surgery and pharmacy, a first school and nursery, a middle school, a church, a well equipped village hall, a garden centre (with café and gift shop), a post office/shop, a sports club and field, a children's play area, the Sheaf of Arrows, a brewery and tap room, and the popular La Fosse Restaurant.



Approximate Gross Internal Area :- 103 sq mt / 1112 sq ft

Annexe Approximate Gross Internal Area :- 27 sq mt / 293 sq ft



First Floor



Ground Floor



Annexe

For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions



DISCLAIMER:

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Cranborne is situated adjacent to the famous Cranborne Chase which offers many scenic walks, about 10 miles to the north of Wimborne Minster, which provides a wide range of amenities, 4 miles to Verwood, 40 minutes' drive to Southampton, and about 18 miles from the coastal town of Poole. There is good road access to the city of Salisbury. Southampton (Airport Parkway), Poole and Salisbury have mainline rail links to London Waterloo.

Directions: From Wimborne drop down into Cranborne with the walls of the garden centre on your left, turn left at the village shop and post office, continue along the road sign posted to Boveridge and Martin, after a mile ignore the right hand turning and continue around a left hand bend with a detached thatch on the corner, and you will find the property on your left; the second of the white semi-detached cottages.







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