



17 Water Street
Cranborne
Wimborne, Dorset, BH21 5QB

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A delightful, individual 3 bedroom detached house overlooking a winterbourne stream in the picturesque village of Cranborne which is located in a designated Area of Outstanding Natural Beauty.

The property features 2 reception rooms, a conservatory, a garage, and a well presented rear garden extending to over 100ft.

Traditionally constructed in the mid-1960s, with brick elevations and a concrete tiled roof, the house is connected to mains electric, water and drainage and has oil fired heating, cavity wall insulation and 16 solar panels (earning in excess of £1500 per year.) It was originally occupied by Cranborne's last policeman.

- 3 bedrooms
- 2 reception rooms
- Conservatory
- Kitchen/breakfast room and utility
- Cloakroom
- Bath/shower room
- In the picturesque village of Cranborne
- Thriving community
- Rear garden extending to over 100ft
- Garage

Viewings by appointment
 Price Guide £585,000 Freehold





This charming conservation village, which is the home of Lord Cranborne, 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 and Fleur De Lys Inns and the popular La Fosse Restaurant. There is a limited bus service to Verwood and Ringwood.

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, and about 18 miles from the coastal town of Poole. There is good road access to the city of Salisbury. Both Poole and Salisbury have mainline rail links to London Waterloo.

A gabled entrance porch with a quarry tiled floor leads to the reception hall which has 2 under stairs storage cupboards.

The sitting room features an Adam style open fireplace and double doors to conservatory with a quarry tiled floor and double glazed doors to the rear garden. There is a separate dining room featuring a vaulted ceiling and double glazed doors to the rear garden.

The dual aspect kitchen/breakfast room comprises an extensive range of cherrywood-faced units, worktops and appliances including double oven, ceramic hob, extractor, dishwasher and fridge-freezer. There is an adjacent utility room with stainless steel sink, base and wall cupboards, space and plumbing for washing machine, door to a covered side porch, and door to a cloakroom (with WC and wash basin.)





From the reception hall, a straight staircase (with turned spindles) leads to the semi-galleried first floor landing which has an airing cupboard and loft access (with retractable ladder.)

Bedrooms 1 and 2 have built-in/fitted wardrobes, and bedroom 3 enjoys a delightful aspect over the rear garden. The bath/shower room comprises bath, walk-in shower, WC and wash basin.

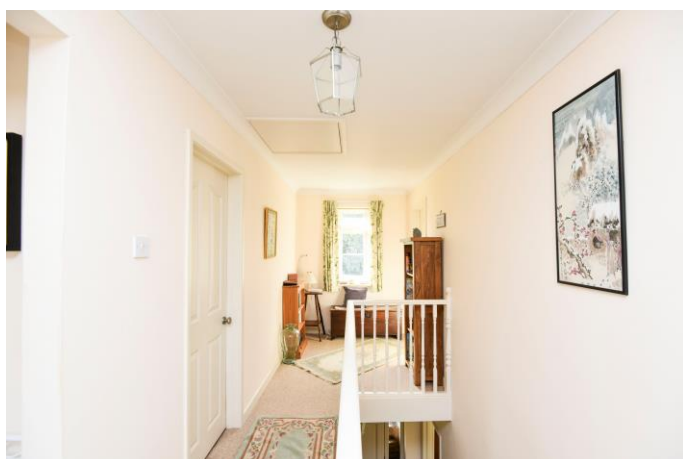
A 5-bar gate leads to a tarmac driveway providing ample off road parking and leads to a detached garage with up-and-over door, personal door, lighting and power points. The front garden, which is enclosed by a low brick garden wall and picket fencing, is lawned and interspersed with shrubs including magnolia and fuchsia.

A side gate gives access to the private rear garden. From a lower terrace, steps lead to a full width entertaining terrace. The garden features a rectangular lawn, a kitchen garden area, a rose arbour, a greenhouse, fruit cages and a gazebo. At the rear of the garden there is an area of rough pasture.

DIRECTIONS: From Wimborne, proceed north on the B3078 to Cranborne. On entering the village, proceed past Cranborne Garden Centre on the left and continue down the hill into the centre of the village. Follow the road round to the right, with the Fire Station on the left. With a thatched cottage on your left, turn right into Water Street. The property is the fifth house on the left.

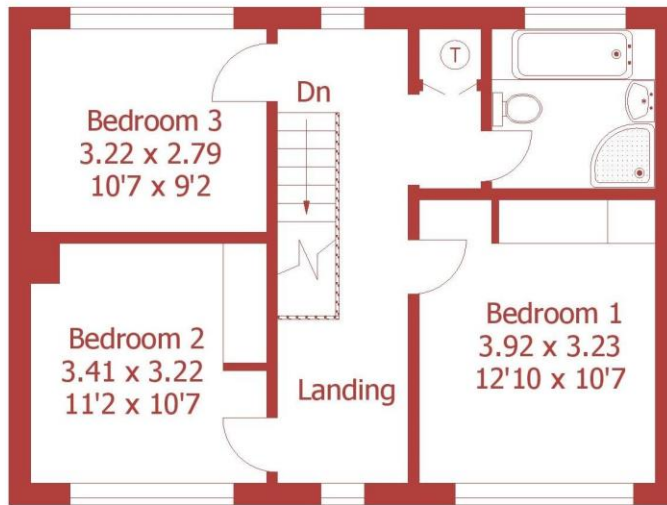
COUNCIL TAX: Band E

EPC RATING: Band D

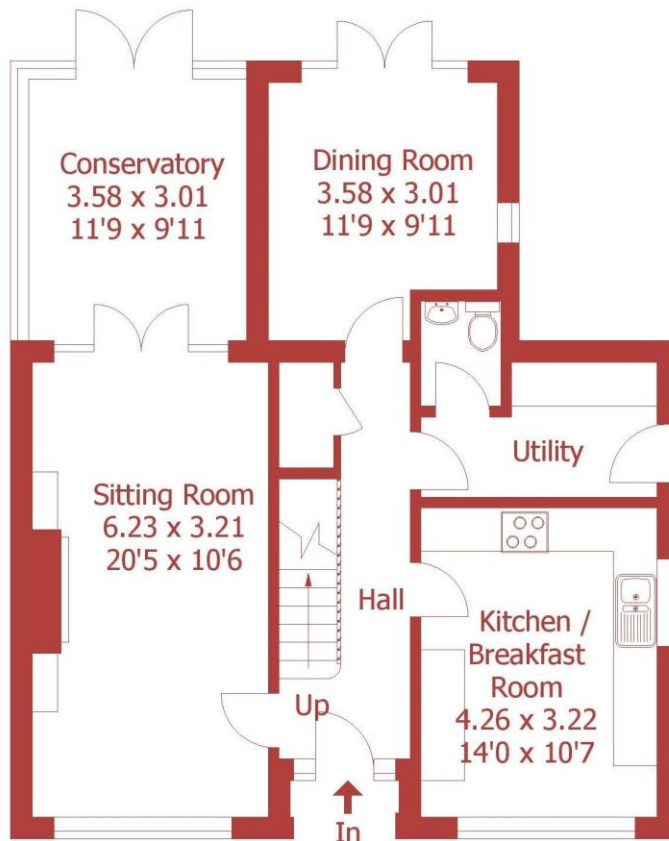


Approximate Gross Internal Area :- 133 sq m / 1426 sq ft

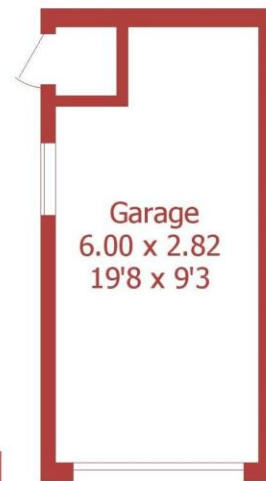
Garage Approximate Gross Internal Area :- 17 sq m / 181 sq ft



First Floor



Ground Floor



For identification purposes only, not to scale, do not scale

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