

Christopher
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Poachers Cottage, Oakley Lane

Canford Magna, Wimborne, BH21 3AB

Price Guide £500,000 Freehold



A delightful, modern 3 bedroom detached Lady Wimborne style cottage offering easy living, with garage and excellent paved parking, on the fringe of Canford Magna village and about 1.5 miles from Wimborne town centre.

Traditionally built in 1995, with mellow brick elevations, stone window sills and frames, and a tiled roof with a feature A-frame gable, the property is connected to all mains services and benefits from gas central heating, timber double glazed windows, a high standard of decoration, quality floor coverings throughout, attractive gardens, and rear vehicular access via Floral Farm and Hill Terrace. The house is set close to Canford School and river walks beside the Stour, with easy access to local shops at Merley, and about 20 minutes' drive from the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

Entrance Hall

A mullioned portico entrance leads to an entrance hall with a deep under stairs cupboard.

Shower Room

Tiled shower cubicle, wash basin and WC.

Living Room

19'8" x 11'9" (5.99m x 3.58m)

Glazed doors lead to a spacious, dual aspect living room with feature fireplace (with electric fire) and glazed doors to outside.

Kitchen/Breakfast Room

12'2" x 10' (3.71m x 3.05m)

Well presented kitchen/breakfast room with work surfaces, units, sink, plate rack, Belling fan oven, 4-burner gas, hob, extractor, and space for dishwasher, washing machine and table.

Utility Room

The separate utility room has worktop, sink, base cupboard, wall mounted gas boiler, space for washing machine, and doors to the garage and outside.

First Floor Landing

Loft access and an airing cupboard.





Bedroom One

13' x 11'9" (3.96m x 3.58m)

A spacious double room overlooking the rear garden, with built-in double wardrobes.

Bedroom Two

12'3" x 10' (3.73m x 3.05m)

A spacious double room overlooking the rear garden, with built-in double wardrobes.

Bedroom Three

9'8" x 6'5" (2.95m x 1.96m)

Built-in single wardrobe and a front aspect.

Bathroom

Bath, wash basin and WC.

Outside

Vehicular access via Floral Farm and Hill Terrace leads to a well maintained paved driveway with off-road parking. The rear garden is enclosed by close boarded fencing and has a large, flat lawn, a paved terrace, a shed, and planting including ferns, yew bushes, clematis, virginia creeper and climbing roses. The front garden affords complete privacy, being enclosed by established laurel and conifer hedges and close boarded fencing, and features a well maintained lawn, paved pathways, established shrubs and a copper beech tree.

Garage

18'6" x 8'10" (5.64m x 2.69m)

Semi-integral garage with up-and-over door, personal door to the utility room, lighting and power.

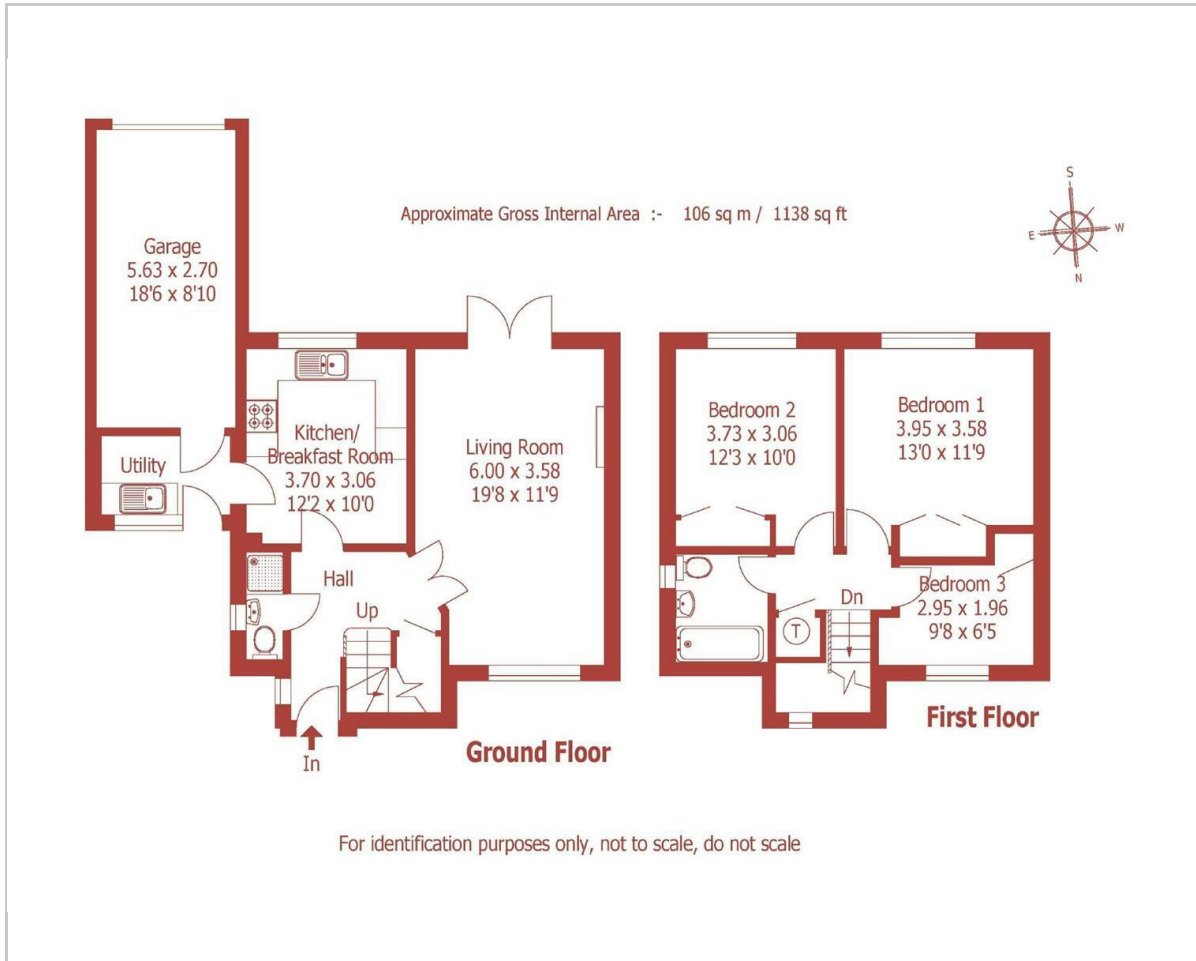
Directions

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane, which leads in to Canford Magna. Proceed past the right hand turning to Floral Farm, and the property can be found on the right hand side before reaching the left hand entrance to Canford School. Vehicular access to the property's garage and off road parking is via Floral Farm and Hill Terrace.

Council Tax

Band E

Floor Plan



Viewing

By prior arrangement through Christopher Batten

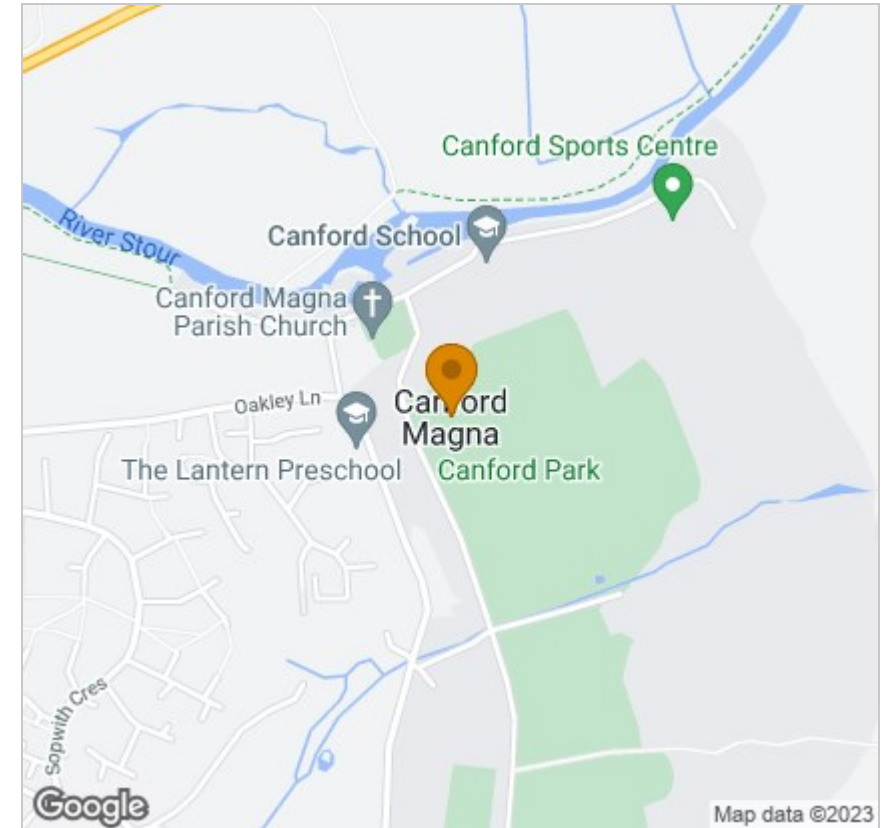
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Area Map



Energy Efficiency Graph

