



1 Burnt Ash Cottages, Furzehill,  
Wimborne  
Dorset, BH21 4HF

A beautifully presented,  
extended and refurbished 3  
bedroom semi-detached cottage  
featuring a superb kitchen/  
breakfast room with bifolding  
doors to a private walled garden.

PRICE GUIDE: £495,000  
FREEHOLD

Christopher  
**Batten**

in association with

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Situated in the heart of the popular village of Furzehill, which has a pub and a post office/shop, and less than 1.5 miles from Wimborne town centre, this charming Victorian cottage is in exemplary decorative order and has been refurbished to a high specification, benefitting from gas central heating, electric under floor heating to the kitchen and bathroom, UPVC double glazing, air conditioning and off road parking. The low maintenance outside space is ideal for entertaining.

An oak front door leads to the superb open plan kitchen/breakfast room which includes contemporary units, quartz worktops, breakfast bar, boiling water tap, gas central heating boiler, AEG washing machine, integrated Bosch dishwasher and fridge-freezer, additional freezer, Neff oven, microwave and induction hob, and bifold doors to outside.







Over the breakfast area there is a double glazed conservatory style roof, and an air conditioning unit.

The charming dual aspect sitting/dining room has a fireplace (with log burner), a feature stone wall, and oak flooring.

There is a spacious first floor landing with a built-in cupboard. Bedroom 1 has a dual aspect, bedroom has 2 built-in wardrobes, and both rooms have air conditioning units.

The recently refurbished bathroom features twin circular basins on a large wash stand, a bath with wall mounted Aqualisa shower and screen over, a WC, a towel radiator, display shelving and Travertine tiled walls.

From the landing, a space saving staircase leads to an attic bedroom 3 with fitted wardrobes.

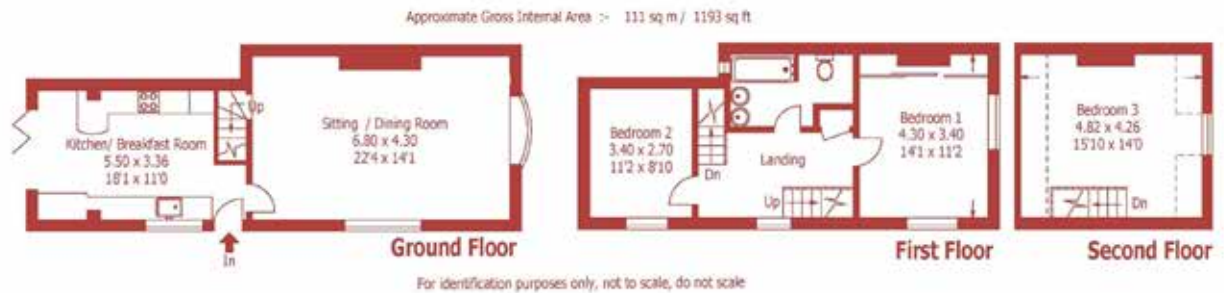


Outside, a block paved driveway provides parking for 2 vehicles, and there is a timber garden store. A side gate leads to a courtyard garden landscaped for low maintenance with a patio, an outdoor entertainment area with external kitchen, artificial grass and exterior lighting.

Location: Furzehill is a popular village set just over a mile from Wimborne town centre, with The Stocks Inn pub/restaurant and a busy post office/shop. Dumpton Preparatory School is situated on the edge of the village and there is easy access to first schools at Gaunts Common and Witchampton, Allenbourn Middle School, and Queen Elizabeth's School at Pamphill.

The major coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 30 minutes' drive.





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Directions: From Wimborne, proceed north on the B3078 towards Cranborne. Turn right into Furzehill, and follow the road through the village. Burnt Ash Cottages can be found on the right hand side.

Council Tax: Band D

EPC Rating: Band D











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