



26 Grange, Furzehill, Wimborne
Dorset, BH21 4HX

A charming 3 bedroom
semi-detached Victorian
character cottage, beautifully
presented throughout and
standing in large country gardens
in an idyllic location, with
NO FORWARD CHAIN.

PRICE GUIDE: £750,000
FREEHOLD

Council Tax: Band C EPC Rating: Band E

Christopher
Batten

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Featuring a modern garden studio and a detached double garage complex (with workshop and store rooms), this former estate cottage has been extended and refurbished to a high specification, and yet retains immense character, including latched doors, exposed timbers, and a brick open fireplace with a wood burner.

There is a well appointed kitchen/breakfast room with integrated appliances and double doors to the garden, a characterful sitting/dining room, a spacious ground floor study/bedroom 4, a useful boot/utility room, a ground floor cloakroom, 3 first floor bedrooms and an impressive family bath/shower room.

The cottage is connected to mains drainage, water and electricity, and has been re-wired and re-plumbed. It was extended in 2007 and benefits from sealed unit double glazing, and electric under floor heating to the ground floor. The house is set back from the lane in beautifully kept gardens, with ample off road parking, enjoying easy access to Furzehill's post office/shop and The Stocks Inn, and about 2 miles from Wimborne town centre.





The front door opens into a reception hall with exposed floorboards and under stairs recess. There is a delightful sitting room with exposed timbers, brick fireplace with wood burner, and lovely views over the cottage garden, and a study/bedroom 4.

The L-shaped kitchen/dining room features French doors to the rear garden, an excellent range of units and worktops, integrated Neff dishwasher, De Dietrich induction hob, extractor, Neff electric double oven, fridge-freezer, microwave and retractable larder.



A door leads to a utility/boot room with sink, cupboard containing a pressurised hot water cylinder, space and plumbing for washing machine, and door to the rear garden. There is also a ground floor cloak-room with WC and circular wash basin.

The first floor landing has a storage cupboard and access to the boarded roof space (with fitted light.) Bedroom 1 has a dual aspect, with views over open countryside to both front and rear, and built-in wardrobes (with fitted lights.)

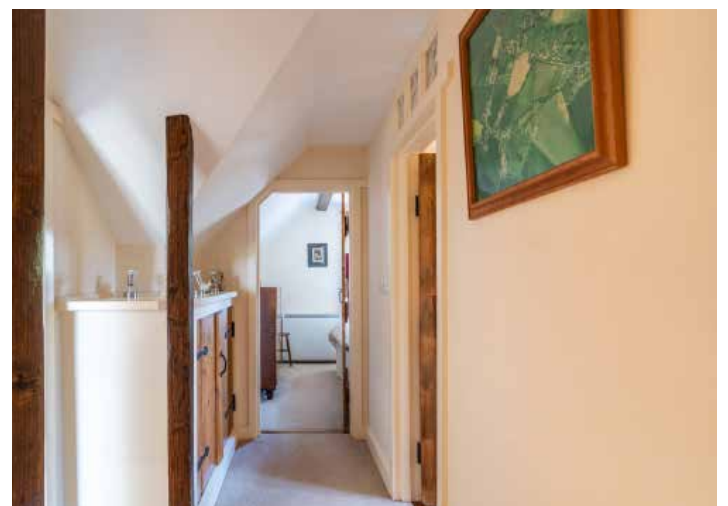


Bedroom 2 has a built-in wardrobe, and bedroom 3 has a storage cupboard, an airing cupboard and a built-in wardrobe. The well appointed bath/shower room has a bath set in an alcove, a separate shower, a WC and a wash basin.

Outside, both pedestrian and 5-bar gates open onto a long driveway which provides ample off road parking. The well stocked cottage garden to the front is lawned, with shrubs.

The garage complex has an electric sectional door, and a side door. Beyond the garage is a door to the workshop which is open to the garage and has double doors, a workbench and a fitted sink. Beyond this are 2 store rooms separated by a partition wall which could be removed if desired.

The garden room/studio enjoys a lovely outlook over the beautifully landscaped rear garden. Adjacent to the house is a circular sunken patio, and a substantial shed with lighting and ceramic tiled floor. The well stocked garden has lawns interspersed with trees including a large acer. The 'round garden' has lawns and shrubs.

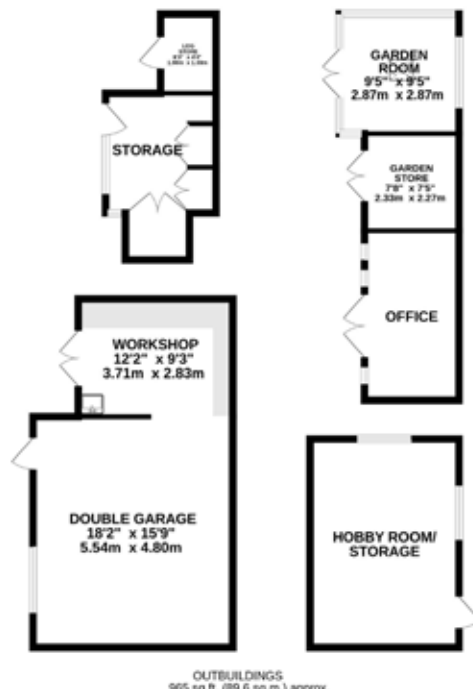
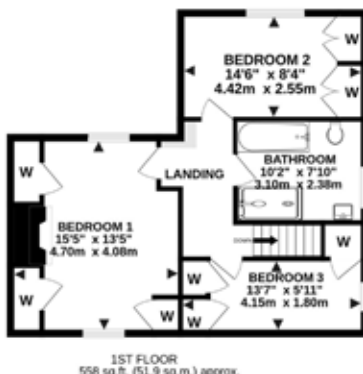




INCLUDING OUTBUILDINGS

TOTAL FLOOR AREA : 2261 sq.ft. (210.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Beyond this area is a natural garden area with a substantial timber outbuilding, a wealth of spring bulbs, an Indian bean tree and an established willow tree.

Location: Furzehill is a popular village 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.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne. Turn right into the village of Furzehill. Proceed past The Stocks Inn on the left, and turn left into Grange. Follow the lane down, and the property can be found on the right hand side, just past the thatched house known as Honeysuckle Cottage.







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