



Stocks Corner
Furzehill

Wimborne, Dorset, BH21 4HB

A substantial older style 4 double bedroom detached family home incorporating a self-contained 1 bedroom ground floor annexe, in grounds of almost 0.6 of an acre, in the heart of the popular village of Furzehill, about 1.5 miles from Wimborne town centre.

ASKING PRICE: £960,000 FREEHOLD



Christopher
Batten

in association with

Winkworth



Standing in the centre of a prominent corner site, opposite both The Stocks Inn and the village post office/stores, the property offers great potential for further extension, subject to planning consent. Built circa 1958, Stocks Corner has been occupied by the present owners since 1978, and benefits from a spacious kitchen/breakfast room, a conservatory, 3 bath/shower rooms and a substantial self-contained annexe. It is connected to all mains services, and has UPVC double glazing and gas central heating.



A wide covered entrance way leads to a spacious entrance hall with a cloakroom and an internal door to the annexe. The dual aspect sitting room/snug has a stone open fireplace, views over the garden and a pair of glazed doors to a conservatory (with full height double glazed timber windows, a polycarbonate roof and double doors to the garden.)



 3  4  3



The spacious kitchen/breakfast room has an excellent range of work surfaces and units, inset sink, breakfast bar, Neff double oven, gas hob, extractor and space for dishwasher. The breakfast area has matching worktops and units, a cupboard housing the gas boiler, and a large walk-in coat cupboard.

There is a utility room with worktop, units, space for white goods, and door to outside.

The L-shaped first floor landing has an airing cupboard. Bedroom 1 is a large, triple aspect double room with an extensive range of furniture comprising wardrobes, dressing table, chest of drawers and bedside cabinets, and an en suite bath/shower room.

Bedroom 2 is a large, L-shaped, dual aspect room with a fully tiled 'jack and jill' en suite bath/shower room which connects with bedroom 3, which has fitted wardrobes.



Bedroom 4 is also a double room, and there is a family bath/shower room.

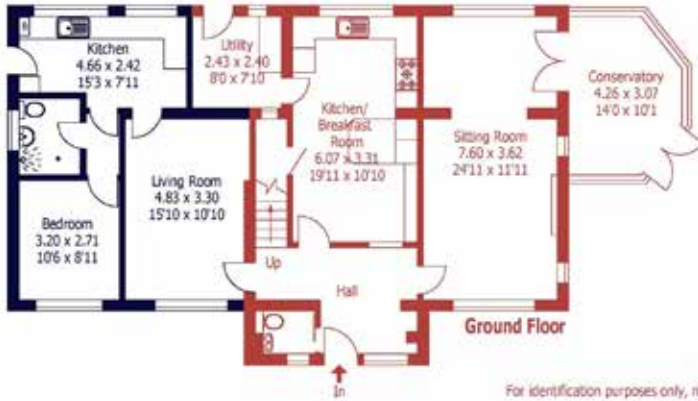
On the ground floor, a self-contained door from outside leads to the annexe kitchen, which has work surfaces, units, sink, broom cupboard, oven, hob, extractor, wall mounted gas boiler and space for washing machine. There is a spacious living room overlooking the gardens, an inner hallway, a double bedroom and an en suite shower room.

A tarmac slipway and 5-bar gate lead through wrought iron double gates to the main driveway and a triple carport. The gardens are a particular feature, being flat and primarily laid to lawn, with trees and shrubs including poplar, birch, sycamore, horse chestnut, monkey puzzle, camellia and pampas. There is a terrace with a covered pergola, a garden shed, a chicken shed and a concrete base for a garage.





Approximate Gross Internal Area :- 196 sq m / 2136 sq ft.
Annexe Approximate Gross Internal Area :- 42 sq m / 451 sq ft



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



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne. Turn right into Furzehill village. Follow the road through the village. Turn right (opposite The Stocks Inn) into Smugglers Lane, and the property is the first on the left.

COUNCIL TAX: Band G. EPC RATING: Band C







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT

The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

Christopher
Batten

in association with

Winkworth