



Little Paddock
Fox Lane, Little Canford
Wimborne, Dorset
BH21 2EF

A charming 4/5 bedroom detached
Lady Wimborne cottage set on a
large, flat, south facing garden plot
of about a third of an acre, close to
scenic walks on the banks of the
River Stour.

ASKING PRICE: £675,000 FREEHOLD



Christopher
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in association with

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Constructed circa 1860, in a small rural enclave of houses about 2 miles east of Wimborne, Little paddock extends to over 1600ft² and is full of character.

Particular features include 3 reception rooms, an en suite shower room, and a large detached double garage currently used as a games room.

The house benefits from gas central heating, UPVC double glazing and private drainage.

An L-shaped entrance hall/study gives access to a cloakroom and a utility room.

The spacious living room has a brick open fireplace and an open archway to a dual aspect dining room.



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The kitchen comprises pine units, hardwood work surfaces, ceramic sink, space for range cooker, dishwasher and fridge-freezer, and has a wood burner accessible from both the kitchen and the adjacent dual aspect breakfast room (which has double doors to the front.)

On the first floor there is a spacious principal bedroom with a lovely view over the garden, fitted wardrobes and a Victorian cast iron fireplace. Bedroom 2 is a double room with an en suite shower room. There are 2 further bedrooms and a family bathroom.



From the landing, a pine staircase leads to an attic hobbies room/fifth bedroom.

Outside, A spacious shingle driveway leads to an attached double garage with 2 up-and-over doors (currently sealed), lighting, power, a personal door, and several UPVC double glazed windows looking onto the garden.



The majority of the garden has a southerly aspect. There is a large, flat lawn, a large cobbled entertaining terrace, and a selection of established trees.

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.





Little Paddock, Fox Lane, Wimborne

Approximate Gross Internal Area :- 150 sq mt / 1620 sq ft
Garage Approximate Gross Internal Area :- 32 sq mt / 343 sq ft



— Reduced headroom below 1.5 mt / 5'0



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



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Directions: From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West, to the Canford Bottom gyratory. Take the fourth exit onto Ham Lane, and turn immediately right into Fox Lane. Little Paddock can be found on the bottom left corner.

Council Tax: Band F

EPC Rating: Band E







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