



16 Canford Magna  
Wimborne  
BH21 3AE

A beautifully presented 3 bedroom end of terrace Grade II listed Victorian cottage offering immense charm and character and a lovely south facing cottage garden, set in this delightful, picturesque village within a conservation area.

ASKING PRICE: £595,000 FREEHOLD



Christopher  
**Batten**

in association with

Winkworth





This charming cottage was originally part of the Canford Estate and is one of a number of Lady Wimborne cottages in the village. It has been well maintained and is beautifully presented throughout.

The front door provides access to a reception hall, off of which is a cloakroom. The sitting room features an open fireplace (currently with inset gas fire) and an alcove. Bi-fold doors lead to a large rear garden room which forms a dining area and further sitting area, and has a pitched ceiling, natural faced brick walls, a quarry tiled floor, a stable door to the rear garden and an internal door to the garage.

The kitchen has a range of hand-painted units, solid timber worktops, 5-burner gas range cooker, ceramic sink, built-in shelved storage/larder cupboard and Beco slimline dishwasher.







On the first floor there are 3 bedrooms and a family bathroom (with flush WC, pedestal wash basin, panelled bath and linen cupboard.)

Outside, the small front garden is bounded by a neatly maintained hedge. A wide driveway provides off road parking and leads to an attached garage/workshop with up-and-over door, lighting, power and utility area (with plumbing for washing machine and recently replaced gas central heating boiler.)



The south facing cottage gardens are a particular feature and have a low brick retaining wall, a raised herbaceous border, shaped lawns, a raised sun deck, a large timber shed, a further raised sitting area, and well stocked flower and shrub beds including a rose garden.





Canford Magna is a popular village set just south of the River Stour, between the market town of Wimborne Minster and the coastal resort of Poole. It is home to the independent Canford School, and a quintessentially English parish church, the oldest part of which is nearly 1000 years old. The village is known for its picturesque period properties, and offers easy road access to Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

**DIRECTIONS:** From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the traffic lights (just before The Willett Arms), turn left into Oakley Lane. Follow the road to the village of Canford Magna, proceeding round a sharp right hand bend. Number 16 Canford Magna can be found on the right hand side.

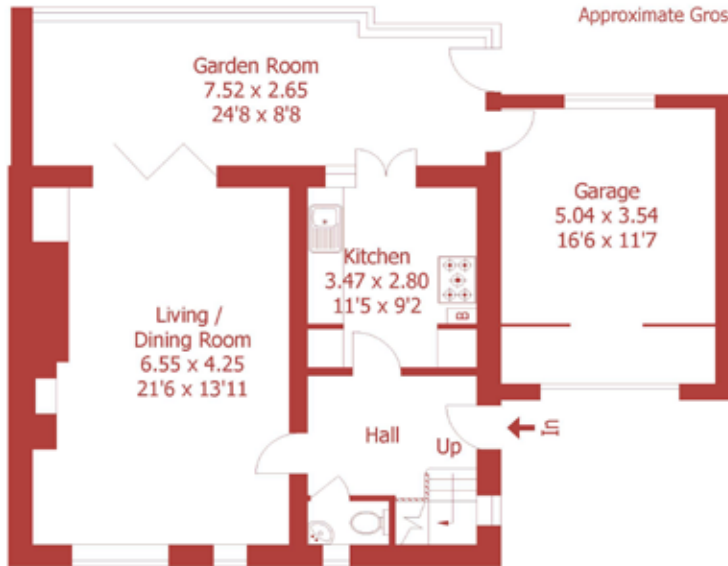
**Council Tax:** Band D

**EPC Rating:** Exempt due to its Grade II listing.



## 16 Canford Magna, Canford Magna

Approximate Gross Internal Area :- 138 sq m / 1488 sq ft



Ground Floor



First Floor

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



### DISCLAIMER:

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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.

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