



Badger Cottage

29 Grange

Wimborne, Dorset, BH21 4HX

A beautifully presented 3 bedroom semi-detached Victorian former estate cottage situated in a lovely rural location, with delightful views to the front and rear.

Price Guide: £700,000

FREEHOLD



Christopher
Batten

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Badger Cottage has undergone a programme of refurbishment and redecoration, and is presented in excellent order throughout.

Features include 2 wood burners, solid oak woodblock floors, a superbly fitted kitchen and separate utility room, oil fired central heating, part double glazing, well kept cottage gardens, a studio/home office, ample off road parking, and a heritage style open-fronted double garage.

A covered entrance porch leads to a reception hall with under stairs cupboard, solid oak woodblock flooring, and a cloakroom (with Travertine floor, WC, wash basin, half timber panelled walls, and towel radiator.)

The charming sitting room features a wood burner set in a Victorian style fireplace, solid oak woodblock flooring, a decorative corniced ceiling,



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sealed unit double glazed windows to the front and rear, and French doors to the garden terrace.

The kitchen/dining room has Travertine flooring, wood burner, island unit with granite worktop, Belfast sink, solid oak work-tops, an excellent range of units, integrated dishwasher and fridge, double larder cupboard, and recess with electric range cooker.

There is also a utility room with sink, space and plumbing for washing machine and tumble dryer, and space for American style fridge-freezer. A door leads to a boot room with a Grant oil central heating boiler, and a hardwood stable door to the rear garden.

The first floor landing has a window to the front, and an airing cupboard containing a pressurised hot water cylinder.

Bedroom 1 is a dual aspect room with fitted wardrobes, delightful country views, and an en



suite shower room (with shower, wash basin, WC, electric shaver point and towel radiator.)

Bedrooms 2 and 3 both have views over open countryside, and the family bathroom comprises solid oak flooring, bath (with shower and screen above), WC, wash basin, towel radiator, linen cupboard and half panelled walls.

A 5-bar gate leads to a wide gravelled driveway providing ample off road parking and leading to the heritage style open-fronted double garage which has a pitched roof, lighting and power points.

The well stocked cottage gardens of approaching a quarter of an acre adjoin open countryside, offer a large degree of privacy, and extend to 3 sides of the property. They include a sandstone terrace (with outside tap), a garden store room, shaped lawns, wide borders, 3 apple trees, a further patio, a home office/studio (with lighting and power points), a woodstore, a shed and a storage area.





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

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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.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne. Turn right into the village of Furzehill. At the crossroads with The Stocks Inn on the left, turn left into Grange. Take the first turning on the right, and Badger Cottage can be found on the left hand side.

Council Tax: Band C

EPC Rating: Band D







15 East Street | Wimborne
Dorset | BH21 1DT

properties@christopherbatten.co.uk
01202 841171

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