



Thatchers End

64 Canford Bottom, Wimborne,
Dorset, BH21 2HF

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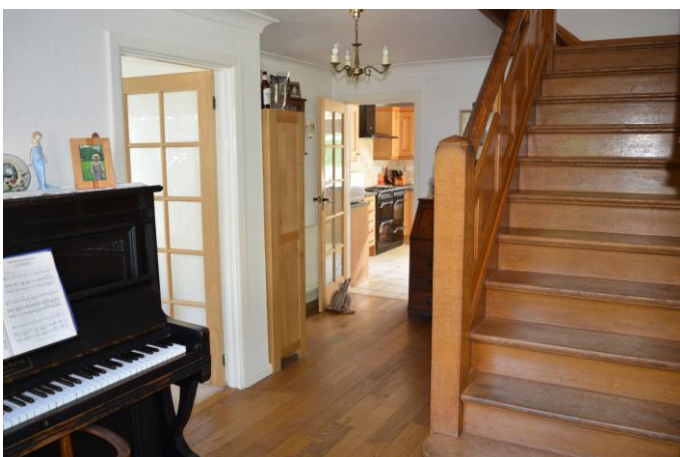


A spacious 5 bedroom, detached, period thatched cottage, with heated swimming pool, situated off a private unmade drive. The property offers immense charm and character, retaining a number of features including exposed timbers, inglenook fireplace with bread oven, large double garage and adjacent workshop/stabling. The cottage benefits from gas fired central heating, a large pool terrace with a heated swimming pool and delightful cottage style gardens.

Over a course of years, the property has been altered and extended to provide excellent family size accommodation and is situated on the southern slopes of Colehill at Canford Bottom. The thatch is water reed with a wheat straw ridge and was replaced approximately 7 years ago.

The property is within walking distance of local shops and Post office, and Colehill also provides a range of local shops including the Co-Op/Post office stores, pharmacy, excellent first and middle schools, and local bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its wide range of amenities and busy shopping centre, and the coastal town of Bournemouth with its main rail link to London Waterloo. There is easy access to the A31, to the west country and to the M27 and M3 motorways. There are many scenic walks available close by at Cannon Hill Plantation.

Viewings by appointment
Offers in excess of £750,000 Freehold





The accommodation comprises a covered entrance way and a front door leads to a large reception hall with an oak floor. Ground floor cloakroom with concealed low cistern WC and wash hand basin. The charming sitting room has an inglenook open fireplace with bressummer beam and bread oven. There is a separate family snug with a brick fireplace and exposed timbers. The separate dining room has French doors leading to a rear conservatory with casement door to the rear garden.

The 'L' shaped kitchen/breakfast room has an excellent range of storage cupboards and worktops and includes a Stoves range cooker with five burners and two electric ovens, cooker hood above, breakfast bar and appliance space and plumbing for dishwasher. French doors lead to the garden terrace and pool area. A further door provides access to a rear lobby with a door to the garden.

Utility room with sink, plumbing for washing machine, space for freezer, wall mounted Glow-worm gas fired central heating boiler. Workroom with a ceramic tiled floor and a range of built-in cupboards.

From the main reception hall, a staircase leads to a split level landing with access to roof space.

Bedroom one has dual aspect windows and a range of built-in wardrobes. En suite shower room with concealed low cistern WC, wash basin, fully tiled walls and ladder rack style radiator. Bedroom two has dual aspect windows, built-in pedestal wash hand basin. Bedroom five has built-in wardrobes. The family bathroom is fitted with a bath with mixer tap and shower attachment, WC. pedestal wash hand basin and ladder rack style radiator.





A long lower landing provides access to bedroom three which has built-in wardrobes, pedestal wash hand basin and roof inspection access. Bedroom four has a pedestal wash hand basin and built-in wardrobes.

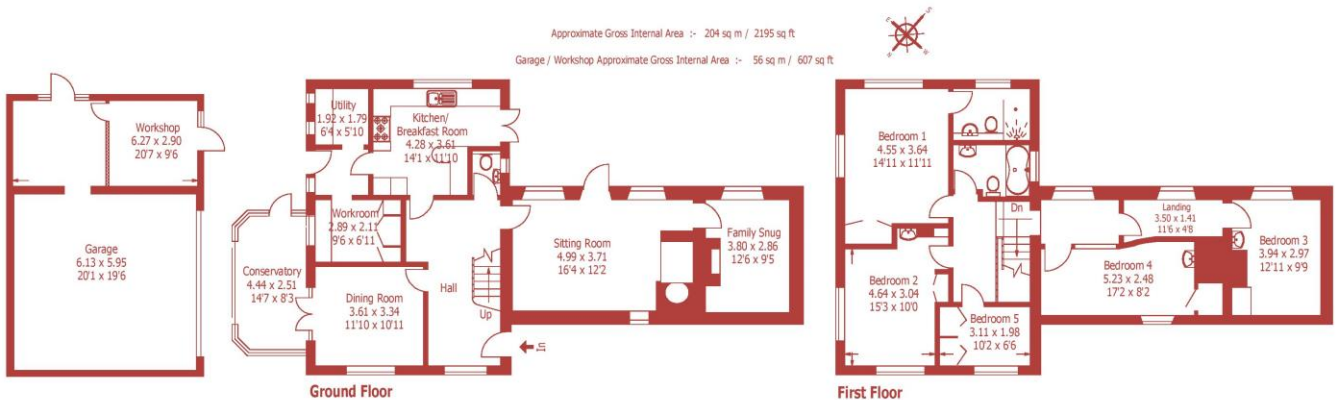
Outside, a large driveway provides ample off-road parking. Double garage/workshop complex with electric up-and-over door, lighting and power points. Adjacent workshop and former stable. This has the potential for conversion to a self-contained annexe, subject to the necessary planning consents.

The garden extends all round the property. The southern elevation has a heated swimming pool with a paved area and a timber chalet which houses the pump and filtration plant servicing the pool, and an air source heat pump. Further patio area immediately adjacent to the cottage with electrically operated awning and outside shower. Crazy paved terrace adjacent to the conservatory where there is an inset lily pond and well stocked rockery. Lower lawn with flower and shrub borders.

Directions: From Wimborne, proceed east along Leigh Road. As you leave the town, Leigh Road becomes Wimborne Road West. Continue until reaching the Canford Bottom gyratory system and take the first exit into Canford Bottom. Proceed along Canford Bottom and just past the turning to Willow Drive, turn into the unmade private drive, which provides access to three properties.

COUNCIL TAX: Band G EPC RATING: Band D





For identification purposes only, not to scale, do not scale
 Due to the nature of the property dimensions may vary upon where taken

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