

ROBINS COTTAGE, GRANGE, FURZEHILL,
WIMBORNE, DORSET, BH21 4HT

£930,000 FREEHOLD





A SPACIOUS BRAND NEW 4 DOUBLE BEDROOM DETACHED HOUSE EXTENDING TO OVER 2,000 FT², BUILT TO A HIGH SPECIFICATION BY A LOCAL BUILDING COMPANY AND SITUATED IN THE HEART OF A POPULAR VILLAGE JUST OUTSIDE WIMBORNE.

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DESCRIPTION: Robins Cottage is a newly constructed, traditionally built detached family home, featuring attractive brick elevations. Finished to a high specification throughout, this impressive property offers modern comfort and quality in a timeless architectural style.

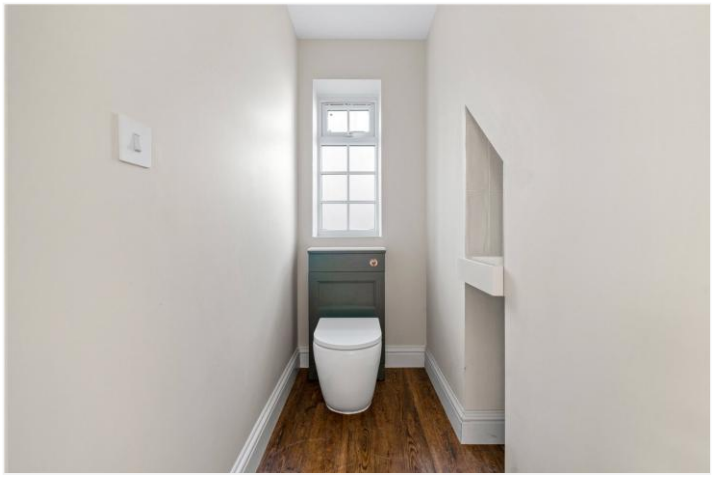
THE PROPERTY: The front door opens into a welcoming entrance hall, featuring wood-effect flooring which continues throughout much of the ground floor. A staircase, finished with an oak handrail rises to the first floor. Leading off the hall you will find a cloakroom fitted with a WC and wash hand basin, a separate study and a well-proportioned sitting room.

The beautiful kitchen/dining/family room forms the heart of the home with Bi-fold doors opening onto the rear terrace and garden. The beautifully appointed kitchen is fitted with an attractive range of Shaker-style units with brass-effect handles, complemented by quartz worktops and a matching full-height splashback. An open oak shelf sits above, while a rooflight positioned over the sink allows additional natural light to flood the space. Integrated appliances include two ovens with tall larder and storage cupboards either side. A substantial central island incorporates an induction hob, a range of base cupboards and two wine coolers, with three elegant lantern pendants suspended above. The remaining space comfortably accommodates a dining table and additional seating, making this a wonderful sociable area for family life. The utility room next door has matching base and tall units, a worktop with an inset bowl and mixer tap, space beneath the worktop for appliances, and a stable door to the outside.

Upstairs, the bright landing leads to the principal bedroom with en-suite shower room. Bedroom 4 is located next door, and the two rooms could be joined to make a larger suite with a dressing room or walk-in wardrobe, subject to any necessary consents. Bedroom 2 also has an en-suite shower room, and bedroom 3 is another generous double. The family bathroom has a bath and a separate shower. The shower rooms have walk-in showers with glass screens, rainfall and hand-held shower heads, recessed tiled niches, vanity units with wash basins, WCs with concealed cisterns, and a heated towel rail.

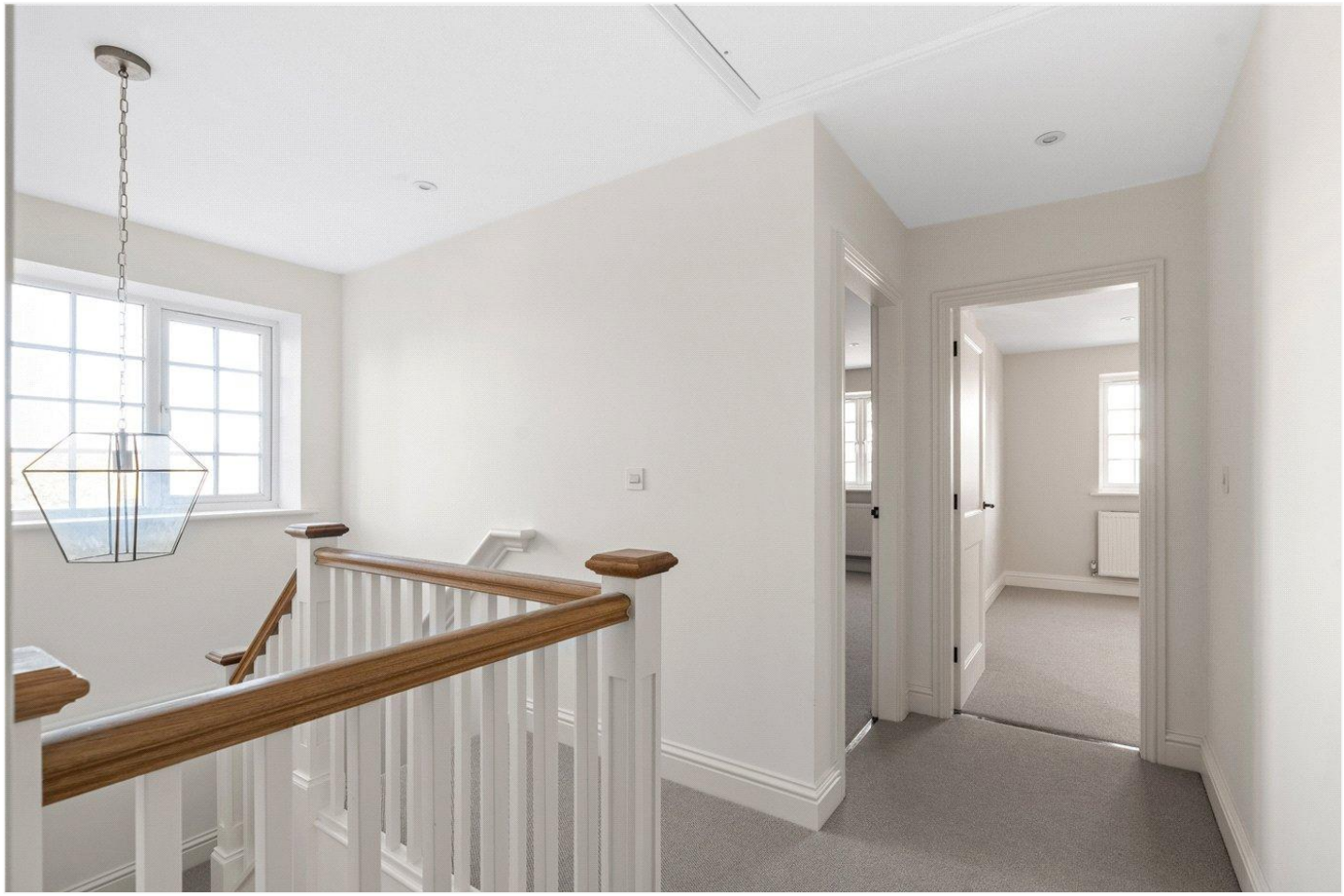


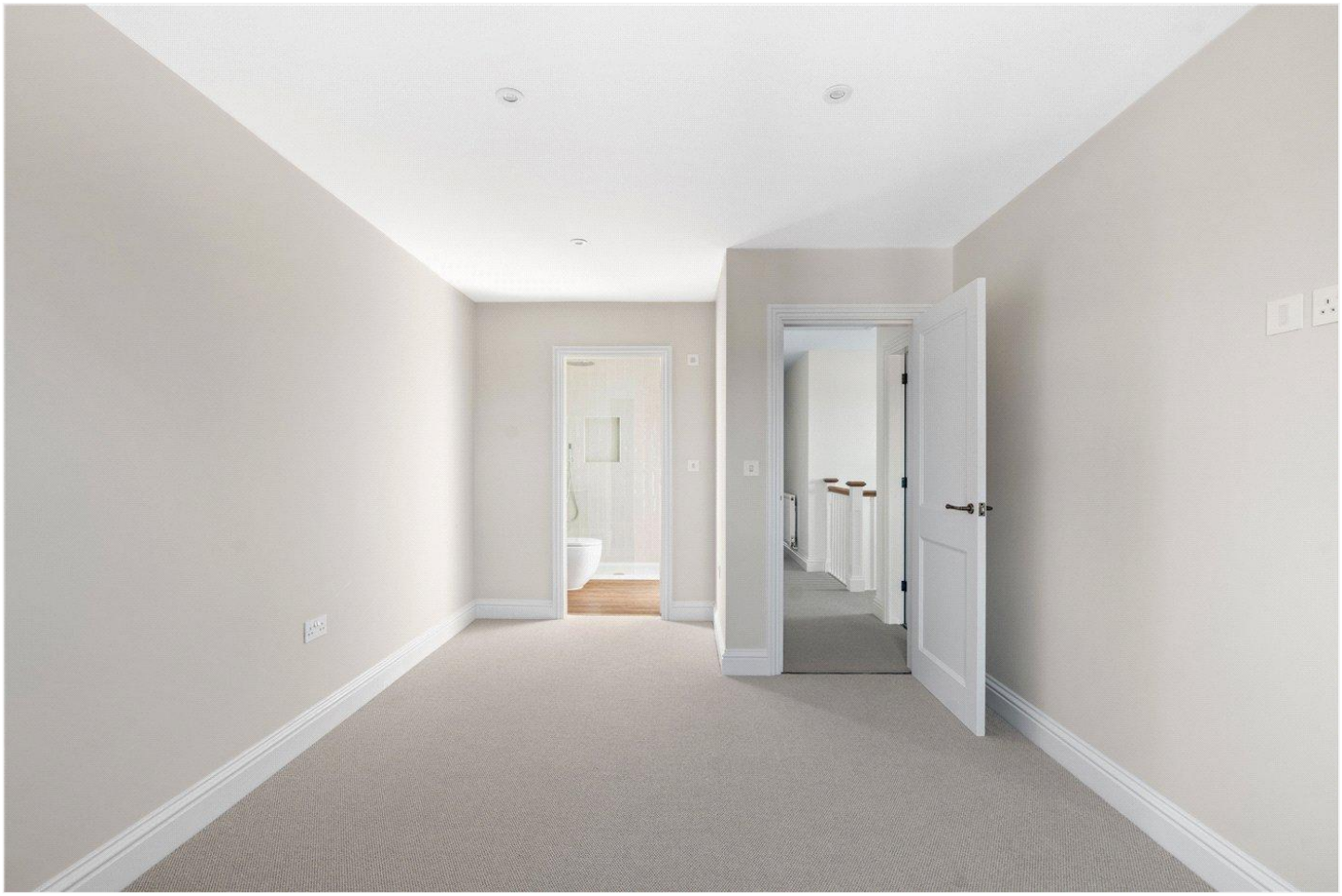












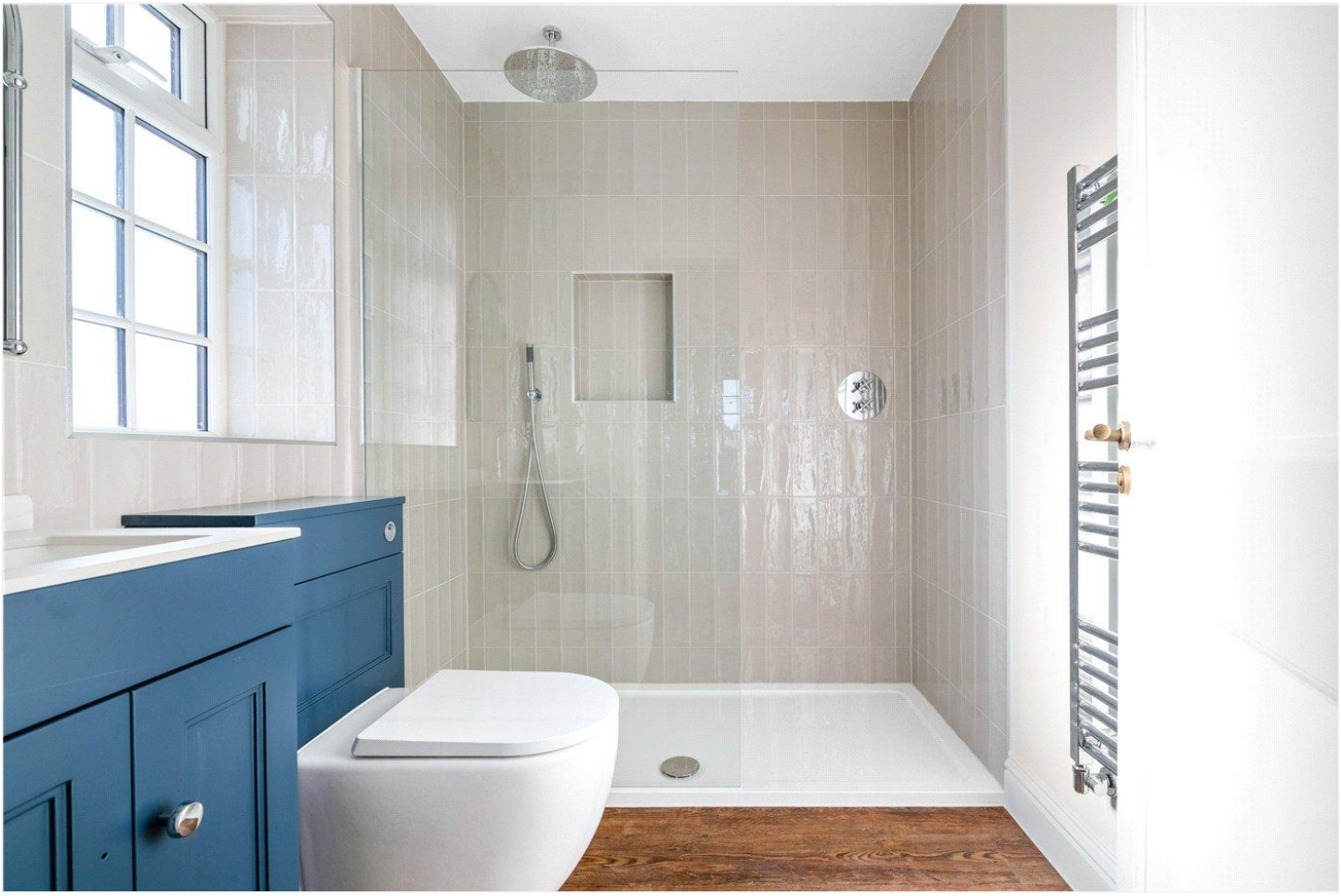


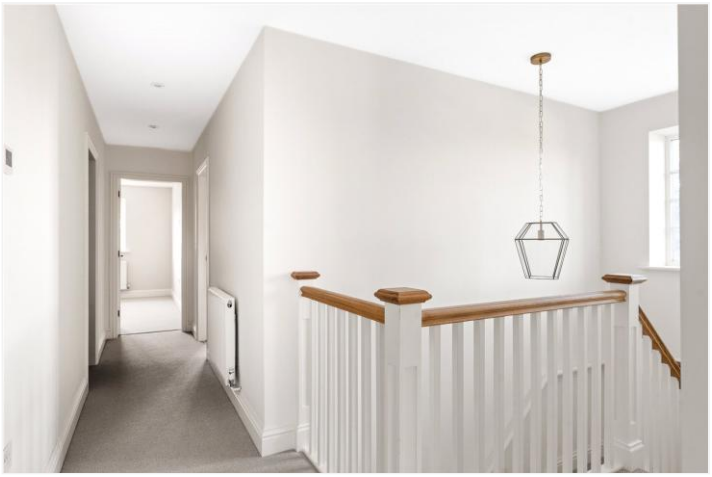














The bedrooms are carpeted and have recessed downlights. The property has a 24-panel solar PV system with an estimated annual output of 8,500kWh. It runs through a 6kW hybrid inverter, so battery storage can be added later if wanted. On a typical property of this size, the estimated saving is around £1,400 a year.

THE OUTSIDE: A gravelled driveway gives off-road parking and leads to an integral garage/storage with a roller door. A paved path runs along the side of the house, with gated access through to the rear. The rear garden is laid to lawn, with a paved terrace next to the house, and is enclosed by close-boarded fencing. There are outside wall lights on the front and rear of the house.

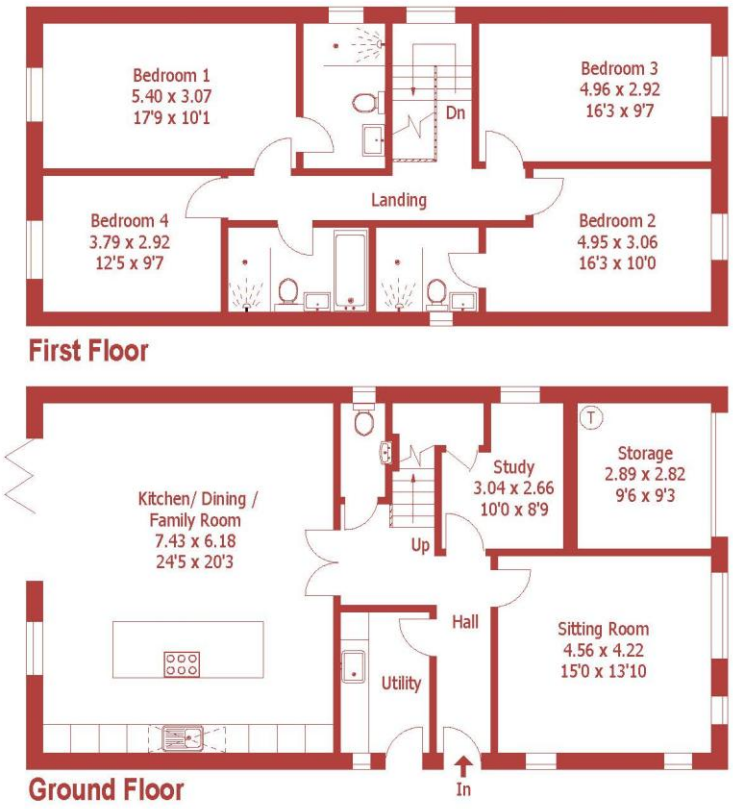
Council Tax: TBC





Robins Cottage, Grange, Furzehill, Wimborne

Approximate Gross Internal Area :- 194 sq mt / 2089 sq ft



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

LOCATION: Furzehill is a popular village just over a mile from Wimborne town centre. It has The Stocks Inn pub/restaurant and a busy post office/shop. Dumpton Preparatory School is on the edge of the village. First schools at Gaunts Common and Witchampton, Allenbourn Middle School, and Queen Elizabeth's School at Pamphill are all easy to reach. The coastal towns of Poole and Bournemouth are within 30 minutes' drive, and both have mainline rail links to London Waterloo.

DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne. Turn right into Furzehill. Proceed through the village and, immediately before The Stocks Inn, turn left into Grange. Robins Cottage can be found immediately on the left hand side.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

EPC - TBC

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