



2 BURNT ASH COTTAGES, FURZEHILL,
WIMBORNE, DORSET, BH21 4HF
£550,000 FREEHOLD

**A BEAUTIFULLY
PRESENTED, LATE
VICTORIAN 2 DOUBLE
BEDROOM SEMI-
DETACHED COTTAGE
WITH SUPERB, SOUTH
EASTERLY FACING
GARDENS OF ABOUT A
THIRD OF AN ACRE, IN
THE HEART OF
FURZEHILL VILLAGE.**





DESCRIPTION:

Extended and in good condition throughout, the property is of traditional brick construction under a natural slate roof and benefits from gas central heating and UPVC double glazing throughout.

THE PROPERTY

An entrance vestibule with coat hanging area leads into the dual aspect living room, which has a brick open fireplace, an attractive bay window and engineered oak flooring. The separate dining room has a brick fireplace with wood burner, two cupboards and engineered oak flooring; glazed double doors open into a conservatory with oak flooring and polycarbonate roof, which in turn gives access to the garden via further glazed double doors.

The kitchen has work surfaces, fitted units, a New World oven and grill, a Stoves gas hob and space for a fridge-freezer and dishwasher; the floor is ceramic tiled and a door leads to outside. A small utility area with a wall-mounted gas boiler and space for a washing machine leads to a fully tiled ground floor shower room.

From the dining room, a concealed staircase rises to a first floor landing with an under-stairs cupboard. The spacious dual aspect principal bedroom has fitted wardrobes and a chest of drawers, with views over the rear garden. Bedroom 2 is a smaller double room with built-in and fitted wardrobes. A large bathroom with a four-piece suite and built-in blanket cupboard completes this floor.

A further staircase leads to the second floor, where a spacious area with a pine-clad gabled roof, rooflight, pine floor and garden views is currently used as additional accommodation. Prospective purchasers should note that this room does not conform to current building and fire regulations and cannot therefore be listed or used as a bedroom.









THE OUTSIDE

A tarmac driveway enclosed by hedges, with a flower bed to one side, provides off-road parking and leads to a detached garage with an up-and-over door and gabled slate roof. Pedestrian and five-bar gates give access to the garden, which extends to approximately one third of an acre and faces south-easterly. Two entertaining terraces are situated close to the house, with a large, gently sloping lawn beyond. Further features include a timber chalet, a greenhouse and a wildflower area; the planting includes ferns, roses, maple, grasses, acers, climbing roses and mature fruit trees. The extent of the garden may offer potential for residential development, subject to the obtaining of the relevant planning and other consents.

DIRECTIONS:

From Wimborne, proceed north on the B3078 towards Cranborne, turning right into the village of Furzehill. Burnt Ash Cottages can be found on the right-hand side, just beyond the left hand bend.

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2 Burnt Ash Cottages, Furzehill

Approximate Gross Internal Area :- 121 sq m / 1304 sq ft

Garage Approximate Gross Internal Area :- 12 sq m / 130 sq ft



LOCATION:

Furzehill is a well-regarded village set just over a mile from Wimborne town centre, with a range of everyday amenities including The Stocks Inn pub and restaurant and a post office and shop. Dumpton Preparatory School is situated on the edge of the village, and there is ready 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 services to London Waterloo, are within approximately 30 minutes' drive.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

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