

Little Thatch, Furzehill, Wimborne,
Dorset, BH21 4HD

A charming 2 double bedroom detached thatched cob cottage set in delightful gardens adjoining open countryside in the popular village of Furzehill, about 1.5 miles from Wimborne town centre.

PRICE GUIDE: £500,000
FREEHOLD





Christopher Batten in association with Winkworth



Built circa 1840, the property has been altered and extended and is presented in good decorative order, featuring a charming sitting room (with open fire), a dining room, a Shaker style kitchen and a utility/cloakroom. The first floor comprises a large landing study area, 2 double bedrooms and a bathroom.

There is ample off road parking and space (subject to planning consent) to erect a garage, and the cottage benefits from gas central heating and a substantial summerhouse/home office.

A gabled entrance porch leads to a dual aspect sitting room with a brick open fireplace and feature wall, and exposed timbers. The central hallway has an under stairs cupboard and there is a utility/cloakroom (with WC, wash basin, and space and plumbing for washing machine and tumble dryer).





2 2 1







The kitchen has been re-fitted and has Shaker style units, oak worktops, Belfast sink, Neff gas hob, extractor, electric oven, space for upright fridge-freezer, integrated slimline dishwasher, tiled floor with electric under floor heating, exposed beams, gas central heating boiler and stable door to the garden.

There is a separate, dual aspect dining room with a dresser unit.

From the central hallway, stairs lead to a first floor landing/study with window to the rear, and a loft access. On the lower level, bedroom 2 has exposed floorboards, built-in cupboards and a Victorian style fireplace.

From the landing/study, steps lead to a further landing with airing cupboard and built-in double cupboard. Bedroom 1 is a dual aspect room. The family bathroom comprises bath (with shower over), wash basin and WC.



Little Thatch is screened from the road by an established mixed hedge. A gravel driveway and parking area leads to the side of the cottage, where there is space, subject to planning consent, to erect a garage.

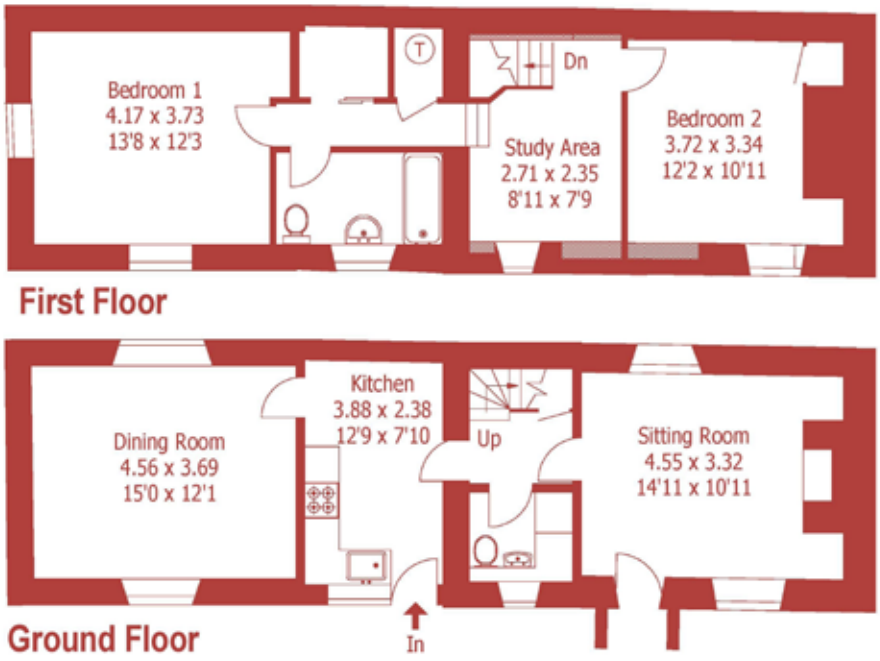


The cottage style gardens extend to 3 sides of the property, and are attractively arranged with a lawn interspersed with shrub beds, a large timber summer-house/home office (with power) and a further timber shed. The garden is nicely enclosed, affording a fair degree of privacy and adjoining open countryside to the rear.



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.

Approximate Gross Internal Area :- 101 sq mt / 1091 sq ft



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

Due to the nature of this property, dimensions may vary upon where taken.



DISCLAIMER:

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DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne for about three quarters of a mile. Turn right into Furzehill and proceed through the village. Little Thatch can be found on the right hand side, immediately opposite the entrance to the former council offices.

COUNCIL TAX: Band F

EPC RATING: Band D

















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