



Burgess Farm Cottage
Jubilee Hill, Woodlands, Wimborne
Dorset, BH21 8LY

A 3 bedroom detached Victorian cottage with character features including an inglenook fireplace, and a self-contained 1 bedroom annexe offering 'home and income' potential.

PRICE GUIDE: £650,000
FREEHOLD





The property has been well maintained, including a new slate roof (approximately 2 years ago), a new LPG gas central heating system, UPVC double glazing, and 2 solar panels which heat the water. A private drainage system is shared with the neighbouring property.

There are 2 wood burners, 2 conservatories, 2 outbuildings, ample off road parking and a nicely south facing rear garden.

There is a reception area with a cloakroom (with WC, wash basin and space and plumbing for washing machine).

The kitchen/breakfast room has units, work-tops, dishwasher, space and plumbing for washing machine, Indesit electric oven, space for upright fridge-freezer, and door to the rear garden.



3



4



2



There is a family snug with an inglenook fire-place (with bressummer beam, bread oven and wood burner). A doorway leads to a lounge with exposed pine flooring and brick fireplace (with wood burner), from which there is a door to a conservatory with French doors to an enclosed garden area.

On the first floor, bedroom 1 has a dual aspect to the front and rear, and there are 2 further double bedrooms and a bathroom with wash basin and bath (with shower attachment and screen). A separate WC has a cupboard containing the pressurised hot water cylinder.



The Annexe

An independent door leads to an entrance lobby with a large walk-in store/boot room. A central hall-way provides access to the kitchen which has units, plumbing for washing machine, space for American style fridge-freezer, and Hotpoint electric cooker. Agents' note: there is a partition wall between the kitchen of the main house and the annexe which could be removed to enlarge the main kitchen.

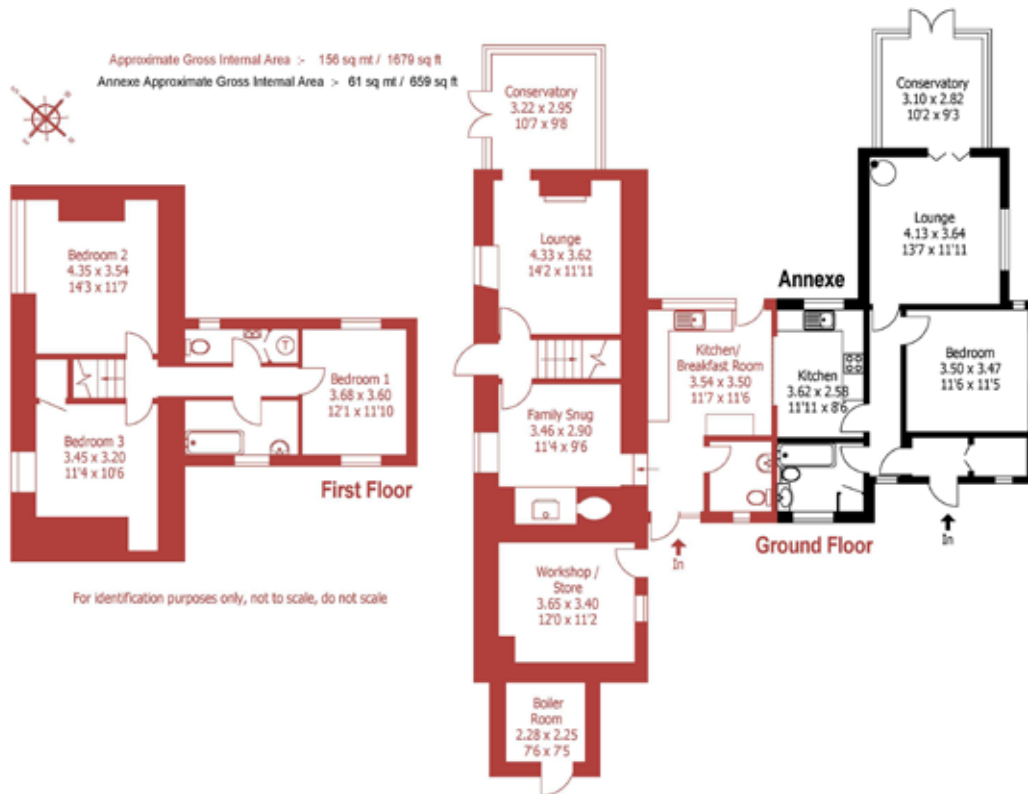


There is a dual aspect double bedroom and a bathroom with WC, wash basin, bath (with shower attachment and screen over) and built-in store cupboard. The lounge has a log burner and doors to a conservatory which has French doors to a raised sun deck. Agents' Note: The central heating system works off the cottage's main boiler and is separately zoned.

Outside there is a large workshop/store room with lighting, power and radiator, offering potential for conversion. A separate boiler room houses the Worcester LPG central heating boiler.

A driveway provides ample off road parking. At the side of the cottage is a useful, enclosed storage area housing the LPG storage tank. Immediately adjacent to the cottage is an enclosed area of garden with a raised timber deck and an artificial lawn. The rear garden is nicely enclosed by timber fencing and is predominantly lawned, enjoying a southerly aspect.





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LOCATION: Woodlands is a village with a church and a village hall, about 9 miles north of Wimborne and close to the larger settlement of Verwood which offers a range of amenities. The renowned Remedy Oak Golf Club is close by, and there is good road access to Ringwood and the M27.

DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne. At the Horton Inn, turn right and proceed into the village of Horton. Turn left, signposted to Haythorne and Woodlands. At the crossroads, turn right towards Woodlands. Proceed past the village hall (on the left) and take the second turning on the right, into New Road. At the end, continue into Jubilee Hill. Burgess Farm Cottage can be found off a private block paved lane on the right hand side.

COUNCIL TAX: Band F

EPC RATING: Band C

ANNEXE PICTURES ON THIS PAGE







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