



7 Floral Farm
Canford Magna
Wimborne
Dorset, BH21 3AT



A recently refurbished and extended 4 double bedroom detached house with a contemporary style kitchen/family room (with bifold doors overlooking a large rear garden), on a highly sought after cul-de-sac development.

PRICE GUIDE: £900,000-£950,000

FREEHOLD



Christopher
Batten

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Tastefully decorated throughout, this charming double-fronted Georgian style house was built circa 1976 and has red brick elevations, a concrete interlocking tiled roof (which was re-felted and battened about 3 years ago) and UPVC double glazing. The property has undergone a major programme of re-modelling and refurbishment, and has a new gas central heating system, re-fitted kitchen and bathrooms, Kahrs vinyl plank flooring to much of the ground floor, and programmed robot lawnmowers for both the front and rear gardens.

Floral Farm is a popular modern development on the site of the walled garden of Canford Manor, enjoying easy access to walks beside the River Stour.



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4



2



A Georgian style façade and front door lead to a reception hall with under stairs cupboard, feature porthole window and cloakroom.

The nicely proportioned dual aspect lounge has a wood burning stove, and there is a separate study/family snug. The superb, contemporary open plan kitchen/dining room has a vaulted ceiling, skylights and bifold doors looking onto the rear garden. The kitchen has been fitted with an extensive range of Wren units and quartz worktops. Appliances include Bosch 5-burner gas hob, cooker hood, integrated electric double oven, fridge-freezer, fridge and dishwasher. There is a central island/breakfast bar, and space for table and chairs.

The separate utility room has cupboards, space and plumbing for washing machine and tumble dryer, and double glazed door to the side.



From the hall, stairs lead to a spacious galleried landing with access to the loft which houses the gas central heating boiler (fitted 3 years ago.) Bedroom 1 has a large walk-in wardrobe and a contemporary style en suite shower room. There are 3 further double bedrooms and a family bath/shower room.

A block paved driveway provides ample off road parking and leads to a double garage with 2 electric roller doors, lighting, power points and personal side door.

The large, open plan front garden is predominantly lawned, interspersed with shrubs and trees. The nicely enclosed rear garden which has been re-landscaped and well maintained. It features a large lawn, 2 decks, and flower and shrub borders.





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



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Canford Magna is a popular village set just south of the River Stour, between the market town of Wimborne Minster (about 1.5 miles) and the coastal resort of Poole. It is home to the independent Canford School, and a quintessentially English parish church, the oldest part of which is nearly 1000 years old. The village is known for its picturesque period properties, and offers easy road access to Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

DIRECTIONS: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane. Just before entering the village of Canford Magna, turn right into Floral Farm and bear left, and number 7 can be found on the left hand side.

COUNCIL TAX: Band G







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