



1 RYDAL COTTAGES, 22 ST JOHNS HILL, WIMBORNE, DORSET, BH21 1DD

PRICE GUIDE: £300,000-£325,000 SHARE OF FREEHOLD

AN ATTRACTIVE 2 BEDROOM SEMI-DETACHED COTTAGE, FOR SALE WITH NO FORWARD CHAIN, SITUATED ON AN EXCLUSIVE SMALL DEVELOPMENT WITHIN EASY REACH OF WIMBORNE TOWN CENTRE.

SUMMARY:

The house has facing brick elevations, a slate roof, gas central heating, UPVC double glazing and an allocated parking space.

The development has an in-and-out driveway, and the properties are set within communal landscaped grounds in a prestigious residential road. It comprises the original Rydal House, which has been converted into 5 apartments, a row of 9 purpose-built mews houses, and Rydal Cottages, a pair of semi-detached houses. The properties stand on an elevated site offering far reaching first floor views towards the coast.

AT A GLANCE

- NO FORWARD CHAIN
- L-shaped sitting/dining room
- Kitchen/breakfast room
- GF cloakroom & FF bathroom
- Allocated parking space



DESCRIPTION:

A large, covered entrance way with brick and timber uprights provides shelter at the front door, which leads to a reception hall with an under stairs cupboard and a cloakroom.

The spacious kitchen/breakfast room features an excellent range of units, Belling electric hob, cooker hood, electric oven, space for fridge, wall mounted Worcester gas central heating boiler, and ceramic tiled floor.

The dual aspect L-shaped sitting/dining room overlooks the grounds.

The first floor landing has an airing cupboard. Bedroom 1 is a dual aspect room with far reaching views towards the coast, access to roof space, and an excellent range of fitted furniture. Bedroom 2 also has a dual aspect and far reaching views towards the coast. There is bathroom (with a shower over the bath.)

The property comes with an allocated parking space adjacent to the house, and there are additional visitors' parking spaces.



This attractive small development is accessed via an in-and-out driveway, and the properties are set within landscaped communal grounds featuring lawns, flower beds, established shrubs and a dovecote. The elevated position offers far reaching views.

Maintenance: House & Sons oversee the upkeep of the exterior and the grounds. The current maintenance fee is £1068 per annum (£89 per month.) This payment includes water and sewerage charges and buildings insurance. **Agents' Note:** The Rydal Development have a no pet policy in place.

LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

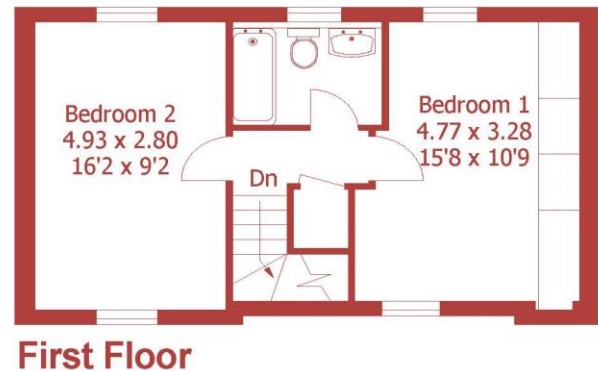
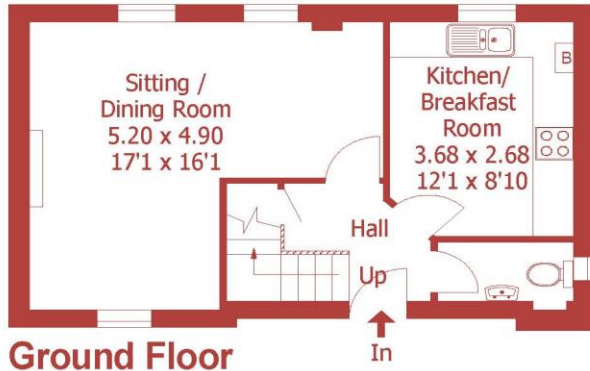
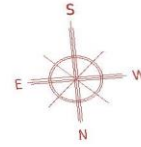
Band D

DIRECTIONS:

From Wimborne town centre, proceed east along Leigh Road. At the crossroads next to St Johns Church, turn left into St Johns Hill. Number 22 can be found on the right hand side, before reaching the turning to Bourne Court.



Approximate Gross Internal Area :- 77 sq mt / 827 sq ft



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



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		
A (91-100)		85
B (81-90)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

