



WELL COTTAGE, 3 MAGNA COURT, CANFORD MAGNA, WIMBORNE, DORSET, BH21 3AE
£450,000 FREEHOLD

A DELIGHTFUL 2 BEDROOM SEMI-DETACHED COTTAGE IN A SMALL, PRESTIGIOUS COURTYARD DEVELOPMENT.

SUMMARY:

Set in the conservation area at the heart of Canford Magna village, and about 2 miles from Wimborne town centre, the house was built in 1989 and has been occupied by the present owners since 1993. It is of traditional construction, with facing red brick elevations, 2 feature hipped dormers and a natural slate roof. It is connected to all mains services, and has gas central heating, single glazed sash windows and a rear conservatory looking onto a superb walled garden. Magna Court received a 'Pride of Place' award from Poole Borough Council in 1989.

AT A GLANCE

- Marketed by Christopher Batten
- Set in a small, prestigious courtyard development
- Conservatory
- Kitchen and utility room



DESCRIPTION:

A covered entrance way gives access to a living room overlooking the courtyard, with an under stairs cupboard.

Double doors (with matching full height windows) lead to a heated conservatory which is of brick construction with timber double glazed windows, a high gabled glass roof and a pair of casement doors to the rear garden.

An inner hallway leads to a kitchen with work surfaces, base and wall units, a range of built-in appliances, a small breakfast bar and partly tiled walls. There is a separate utility room with work surfaces, stainless steel sink, base and wall units, full height double cupboard, space for white goods and door to outside.

A further door leads to a shower room with double shower cubicle, vanity unit, wash basin and concealed cistern WC.

The first floor landing has loft access and a blanket cupboard housing a wall mounted gas boiler. There are 2 double bedrooms, both overlooking the



courtyard, with built-in wardrobes, and there is a first floor bathroom with bath, wash basin, WC and fully tiled walls.

Outside there is a private parking space and a single garage with slate roof and up-and-over door. The front garden has 2 large shrub beds and a small paved terrace. The delightful, south west facing walled rear garden has a flat lawn, shrub borders, a pergola, a brick and paved terrace, a wisteria and climbing roses.

AGENTS NOTE: There is a charge of £200 per annum to maintain the common areas by Magna Court Management Company, which is run by the Residents' Association.

LOCATION:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane. Proceed for approximately 1 mile, through the centre of Canford Magna village. Magna Court can be found on the right hand side just before the junction with Magna Road.

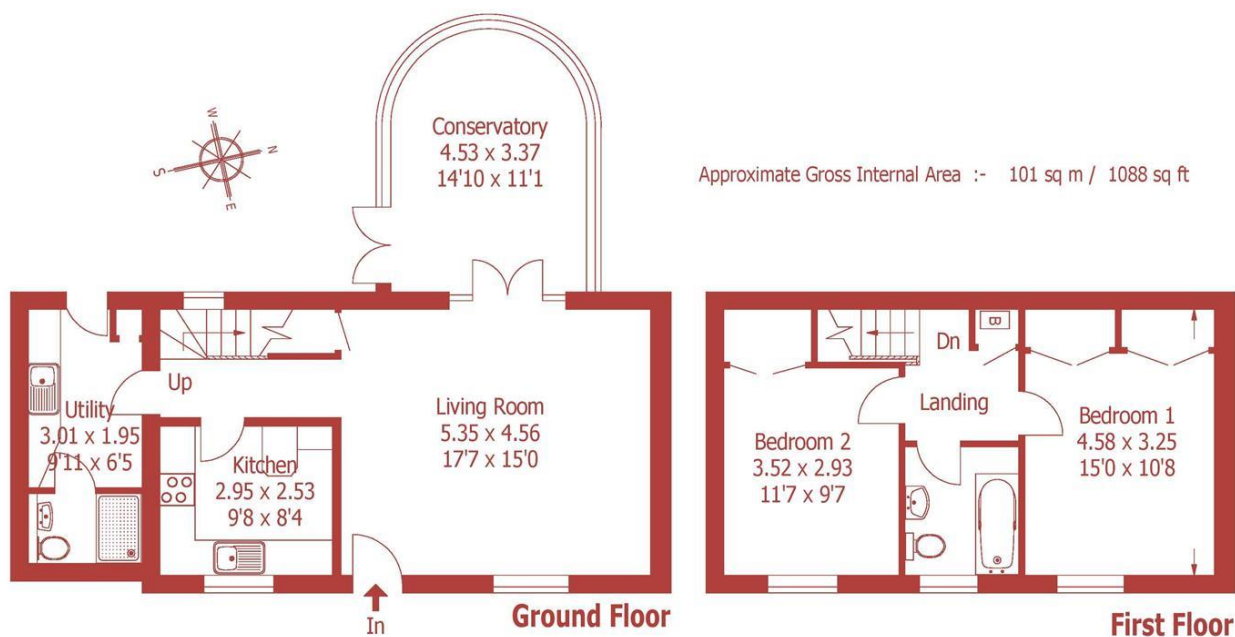
COUNCIL TAX:

Band F

DIRECTIONS:

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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		
(95+) A		
(81-91) B		86
(69-80) C		
(54-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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