



**CRANE HOUSE, 7 WATER STREET, CRANBORNE, WIMBORNE, DORSET, BH21 5QB**  
**PRICE GUIDE: £585,000 FREEHOLD**

## **A MODERN 3 DOUBLE BEDROOM DETACHED HOUSE IN AN ATTRACTIVE POSITION OVERLOOKING A WINTERBOURNE STREAM IN THE HEART OF CRANBORNE, A DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY.**

### **SUMMARY:**

The property benefits from 2 reception rooms, a conservatory, a large kitchen/breakfast room, a garage, ample off road parking and a private rear garden. Our clients have owned the house since it was built in 1989 and have updated and maintained it to a good standard. It has facing brick elevations, an interlocking concrete tiled roof and oil central heating, and is connected to mains electricity, water and drainage.

### **AT A GLANCE**

- Overlooking a winterborne stream
- In the heart of Cranborne, an AONB
- Conservatory
- Large kitchen/breakfast room
- Private rear garden & garage



## DESCRIPTION:

A covered front verandah leads to a reception hall with under stairs cupboard, and a cloakroom. The study/dining room has decorative beams and an attractive outlook over the stream at the front. The spacious sitting room features a brick open fireplace, and adjoins a conservatory with double glazed French doors to the rear garden. Gothic style arched doors open through to the kitchen/breakfast room which has modern units and worktops, ceramic tiled floor, space and plumbing for washing machine, space for free standing cooker and upright fridge-freezer, and door to outside.



There is a semi-galleried landing with a double airing cupboard, and a retractable ladder to a partly boarded loft (with fitted light.) Bedroom 1 has built-in wardrobes, an outlook over the stream and the village school, and an en suite shower room. Bedroom 2 has built-in wardrobes, and both bedrooms 2 and 3 have a delightful aspect onto the rear garden. There is also a family bathroom.

Timber gates lead to a long driveway which provides ample off road parking to the front and side. The front garden has a brick retaining wall, a lawn and borders.



At the end of the drive there is a detached garage (with pitched roof and up-and-over door.) The enclosed rear garden includes a lower patio, a lawn, a gravelled seating area and a screened oil storage tank, and there is an external oil fired central heating boiler at the side of the house.

**LOCATION:**

This charming conservation village, which is the home of Lord Cranborne, has a thriving community with a GP surgery and pharmacy, a first school and nursery, a middle school, a church, a well equipped village hall, a garden centre (with café and gift shop), a post office/shop, a sports club and field, a children’s play area, the Sheaf of Arrows, a brewery and tap room, and the popular La Fosse Restaurant. There is a limited bus service to Verwood and Ringwood.

Cranborne is situated adjacent to the famous Cranborne Chase which offers many scenic walks, about 10 miles to the north of Wimborne Minster, which provides a wide range of amenities, 4 miles to Verwood, 40 minutes’ drive to Southampton, and about 18 miles from the coastal town of Poole. There is good road access to the city of Salisbury. Southampton (Airport Parkway), Poole and Salisbury have mainline rail links to London Waterloo.

**COUNCIL TAX:**

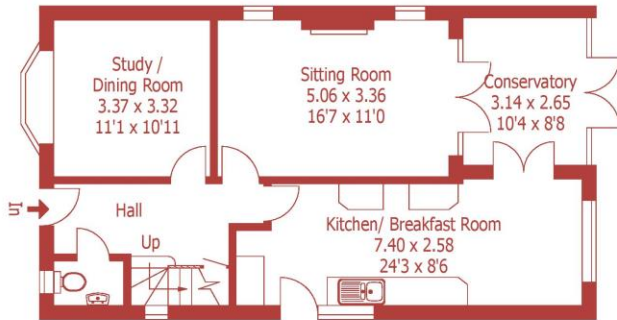
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**DIRECTIONS:**

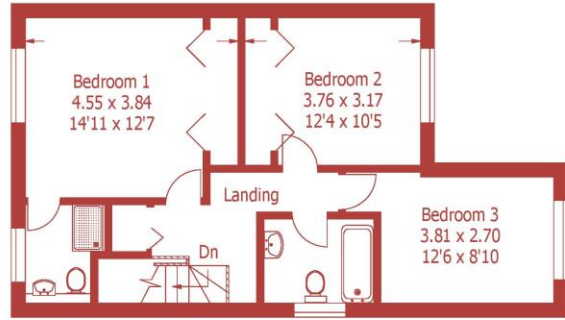
From Wimborne, proceed north on the B3078 to Cranborne. Proceed past Cranborne Garden Centre on the left and continue down the hill into the centre of the village. Follow the road round to the right, with the Fire Station and a thatched cottage on the left. Turn right into Water Street, and number 7 can be found on the left hand side.



Approximate Gross Internal Area :- 129 sq m / 1386 sq ft  
 Garage Approximate Gross Internal Area :- 15 sq m / 159 sq ft



**Ground Floor**



**First Floor**



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		
(69-80)	C		
(54-68)	D		70
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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