



69 CASTLE STREET, CRANBORNE, WIMBORNE, DORSET, BH21 5QA
£525,000 FREEHOLD

A DECEPTIVELY SPACIOUS, OLDER STYLE 4 DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH A LARGE GARDEN, SITUATED IN A DELIGHTFUL SEMI-RURAL SETTING ON THE EDGE OF THIS DELIGHTFUL DORSET VILLAGE.

AT A GLANCE

SUMMARY:

Built circa 1940, the house has been subject to a 2-storey rear extension, providing additional ground floor living accommodation and a principal bedroom above. It offers scope for further improvement and benefits from oil fired central heating and UPVC double glazing.

A gabled entrance porch leads to the spacious reception hall which has an under stairs cupboard. There is a family snug with a corner open fireplace. From the hall, double doors lead to a nicely proportioned lounge with a wood burning fire.

- Semi-rural, edge of village location
- Large garden bordered by a stream
- Spacious kitchen/dining room
- 4 double bedrooms & 2 reception rooms
- Bath/shower room plus en suite potential



DESCRIPTION:

The utility room has space and plumbing for a washing machine, and plumbing for a sink. From the hall, a walkway and step down lead to a large, dual aspect kitchen/dining room with French doors to the garden, fitted with modern units and ample worktops, integrated dishwasher and fridge-freezer, Calor gas Rangemaster cooker (with 5-burner hob, 2 electric ovens and grill) and extractor.

There is a useful side lobby/boot room with door to outside, and a ground floor cloakroom with WC and wash basin.

The first floor landing has a skylight. Bedroom 1 has a dual aspect, and a walk-in wardrobe with plumbing, which could be converted into an en suite.

Bedroom 2 is a double room with loft access and built-in wardrobe, bedroom 3 has an airing cupboard and built-in storage cupboards, and bedroom 4 has a further loft access. The family bath/shower room has a bath, a shower cubicle, a wash basin, a WC and a skylight.



The property is set back from the road and screened by a hedge. A long driveway which extends through double gates at the side of the house, provides ample off road parking and leads to a garage.

The large rear garden has an extensive lawn interspersed with shrubs and trees, a timber shed, a timber playhouse, and a former fishpond (now requiring attention.) The gardens afford a large degree of privacy and provide a haven for wildlife, extending to a stream at the rear boundary.

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:

Band C

DIRECTIONS:

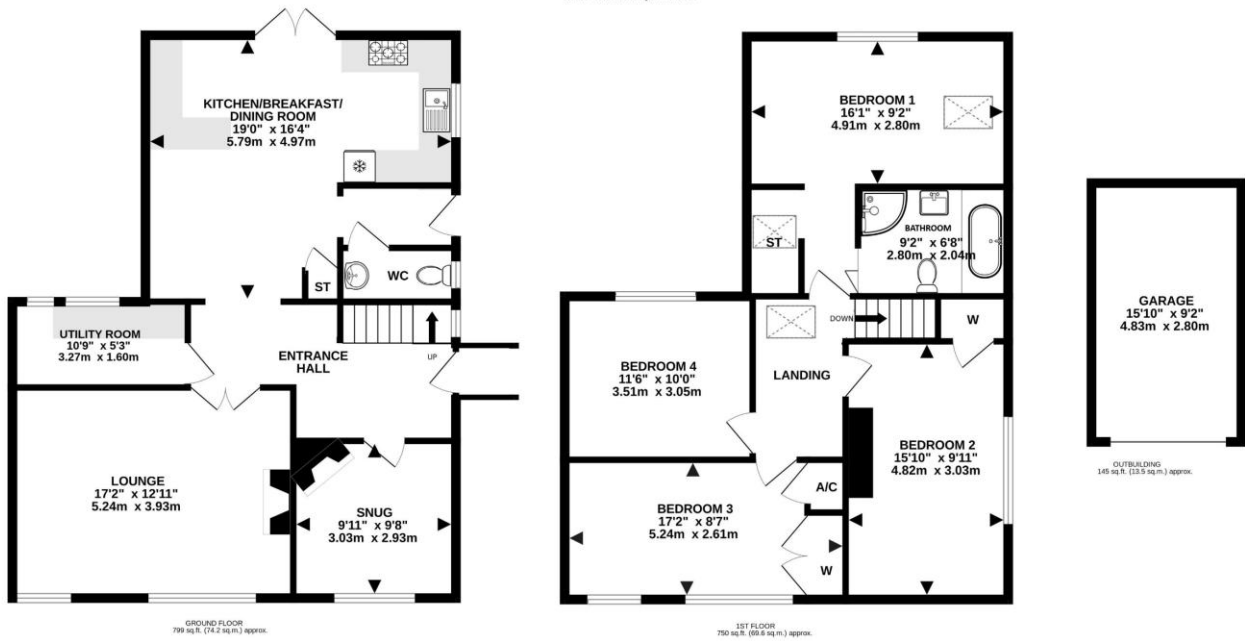
From Wimborne, proceed towards Cranborne on the B3078, passing The Horton Inn on the left. Continue on to Cranborne. As you enter the village, take the first turning on the right (at the Fleur-de-Lys pub) into Castle Street. Number 69 can be found on the left hand side, just before a left hand bend.



INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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