



Adam's Rib  
8 Dogdean  
Wimborne, Dorset, BH21 4HA

A spacious 3/4 bedroom detached chalet style home with superb views over the surrounding fields, in an idyllic country lane just over a mile from Wimborne town centre.

PRICE GUIDE: £750,000  
FREEHOLD







Built in the 1960s, the property benefits from mains electricity, water and drainage, oil fired central heating and leaded UPVC double glazing. Although in need of modernisation and refurbishment, the house offers great potential, subject to planning consent, for extension. It stands in feature gardens, extending to 100ft at the rear, with a large double garage/workshop and an in-and-out driveway offering extensive off road parking.



An open-fronted entrance porch leads to a large hallway, off of which is a cloakroom.

The spacious, dual aspect sitting room has a wood burning stove and glazed sliding doors giving a superb view over the rear garden.



3



3



2



Double doors lead to a large kitchen/ breakfast room with ceramic sink, worktops, units, Samsung oven, Miele touch-control ceramic hob, extractor unit and space for American style fridge-freezer. An archway gives access to a conservatory with a high gabled roof, and glazed double doors to the garden.

Also from the kitchen, a door and step down lead to a utility room with ceramic sink, units, space for white goods, and doors to the garage and outside. A further door leads to a spacious reception hall with a door to a study/ bedroom 4 overlooking the driveway.



From the hall, stairs lead to a spacious first floor landing with outstanding views over the surrounding farmland.

Bedroom 1 is a large double room with an excellent range of wardrobes, a dressing room with further wardrobes, and an en suite bathroom.





Bedroom 2 is a spacious double room with superb farmland views. Bedroom 3 has a recessed cupboard and rural views, and there is a family bathroom.

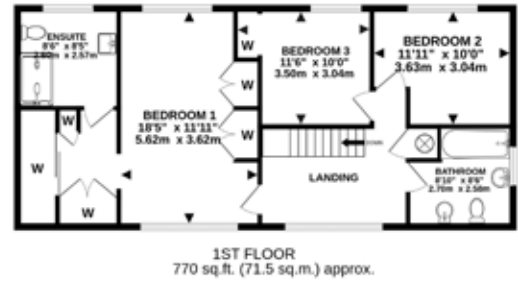
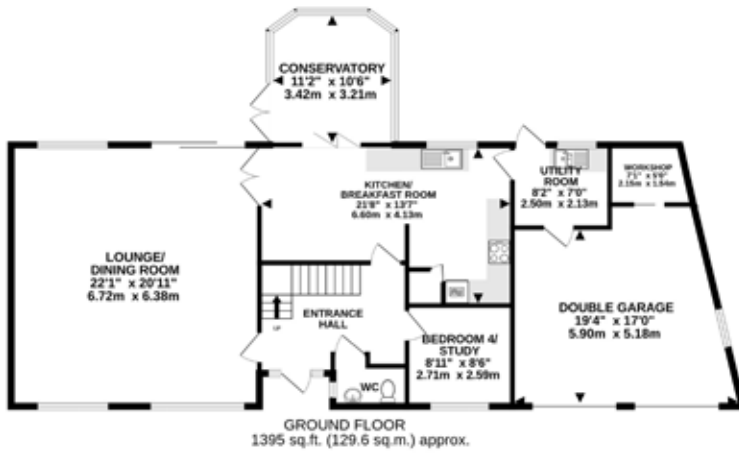
Outside, there is a large, semi-integral double garage with 2 electric roller doors, excellent storage space and a door to a small workshop.

To the front, a gravelled in-and-out driveway provides parking for numerous vehicles, with a planted roundabout. Flat lawns are interspersed with a range of shrubs. At the side of the house, wrought iron double gates lead to a paved side pathway and the rear garden, an outstanding feature, extending to about 100ft. There is a flat lawn interspersed with trees and shrubs including magnolia, camellia, hydrangea, apple, acer and rhododendron, and an arbour with established roses. A footpath leads to the bottom of the garden, where there are 2 oak trees, a shed and a compost heap.



TOTAL FLOOR AREA : 2165 sq.ft. (201.1 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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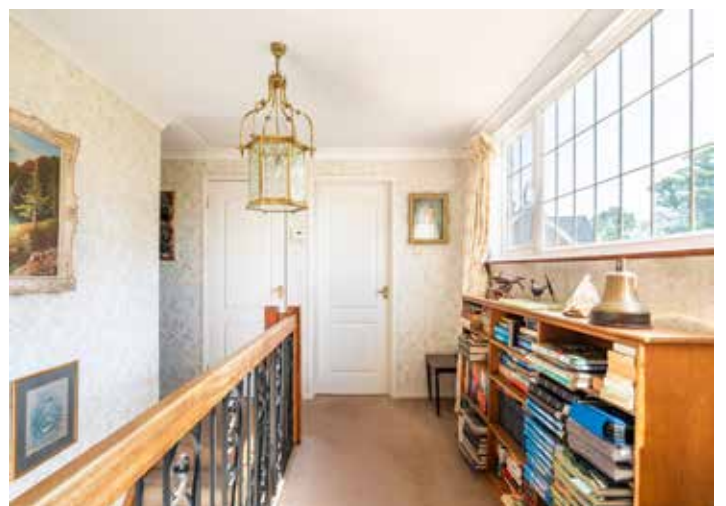


**Location:** Dogdean is an attractive rural hamlet just over a mile from Wimborne town centre, and adjacent to the popular village of Furzehill, which has The Stocks Inn pub/restaurant and a busy post office/shop. Dumpton Preparatory School is close by and there is easy access to first schools at Gaunts Common and Witchampton, Allenbourn Middle School, and Queen Elizabeth's School at Pamphill. The major coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 30 minutes' drive.

**Directions:** From Wimborne, proceed north on the B3078 towards Cranborne. On leaving the town, proceed past the junction with Burts Hill, and take the third turning on the right into Dogdean. The property can be found on the left hand side.

**Council Tax:** Band F

**EPC Rating:** Band E











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