



Turnpike Cottage
8 Leigh Road, Wimborne
Dorset, BH21 1AF

A charming Grade II Listed 18th century detached thatched cottage set in a secluded walled garden with a self-contained annexe/ studio/office, and ample secure off road parking in the conservation area of

Wimborne town centre.

GUIDE PRICE: £500,000
FREEHOLD

COUNCIL TAX: Band E

EPC RATING: Band F





The property benefits from electric Economy 7 night storage heating (from convector heaters) and a security alarm system. The garden features a self-contained annexe/studio/office offering 'work from home' potential. This quintessentially English cottage has rendered solid walls, a thatched roof, mainly timber suspended floors, cast iron stained glass windows, fireplaces and exposed timbers. It was re-wired and re-plumbed in the mid-1990s. The cottage is directly opposite a medical practice and a pharmacy, close to a Waitrose store, and within walking distance of a wealth of town centre amenities.

From Leigh Road, a wrought iron gate gives access to a driveway providing off road parking space. A charming arched door leads into a utility room with fitted oak-faced units and a slate floor which continues into the kitchen. There are oak-faced units, Corian worktops, a sink, an arched window and space for appliances. An inner hall leads past a useful store room (with window and coat hanging rail) to a dining room (with high ceiling and exposed timbers) and a delightful, dual aspect sitting room/library with Victorian style cast iron open fireplace, exposed beams and timbers, and a solid timber door to outside.





On the far side of the utility entrance is a rear hall with a beamed ceiling and a ground floor cloakroom (with WC, wash basin and window.) At this end of the cottage, there are 2 bedrooms, one of which has a dual aspect, a fitted wardrobe, and a door to the loggia and garden. Bedroom 2 has a Victorian cast iron open fireplace and fitted furniture. There is also a spacious shower room with linen and airing cupboards. From the hall at this end, a door and staircase lead to the first floor, where there is a bedroom/office with exposed timbers, built-in wardrobes, 2 eyebrow windows, and access to large attic storage rooms.



In addition to the driveway from Leigh Road, there is access from the public car park, where a full height timber gate leads to secure off road parking. The private walled garden features a lawn, a south facing patio, wildlife ponds, a lean-to greenhouse, exterior lighting and water tap, meandering pathways and a wealth of planting. A loggia with timber uprights forms a covered seating area.

There is a brick built workshop with power and lighting, and a self-contained annexe/studio/office built in 1996, with brick block walls (with timber cladding), mahogany sealed unit double glazed windows, Economy 7 night storage heaters, a utility room/office, a studio/garden room and a cloakroom (with a storage cupboard).



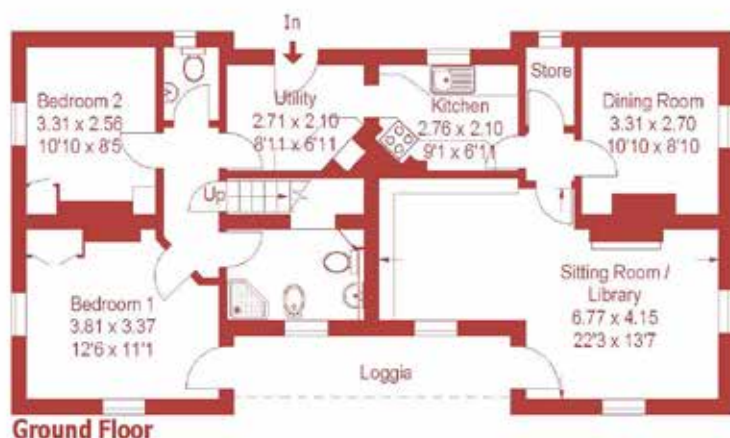
LOCATION: The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

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.

DIRECTIONS: From our office at the junction East Street and Park Lane, proceed down East Street which becomes Leigh Road. Turnpike Cottage can be found on the right hand side, just before the entrance to the Leigh Road (Quarterjack) car park. The Quarterjack Doctors' Surgery is directly opposite.



Approximate Gross Internal Area :- 101 sq m / 1090 sq ft
Annexe Approximate Gross Internal Area :- 22 sq m / 240 sq ft



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



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