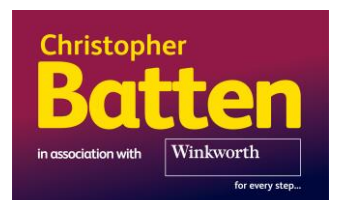




2 HIGH LEA COTTAGES, HIGH LEA, WITCHAMPTON, WIMBORNE, DORSET, BH21 5AA
ASKING PRICE £350,000 FREEHOLD

**A 3-bedroom semi-detached estate cottage offering much scope for improvement and refurbishment, and for sale, in a delightful country location.
NO FORWARD CHAIN**

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DESCRIPTION:

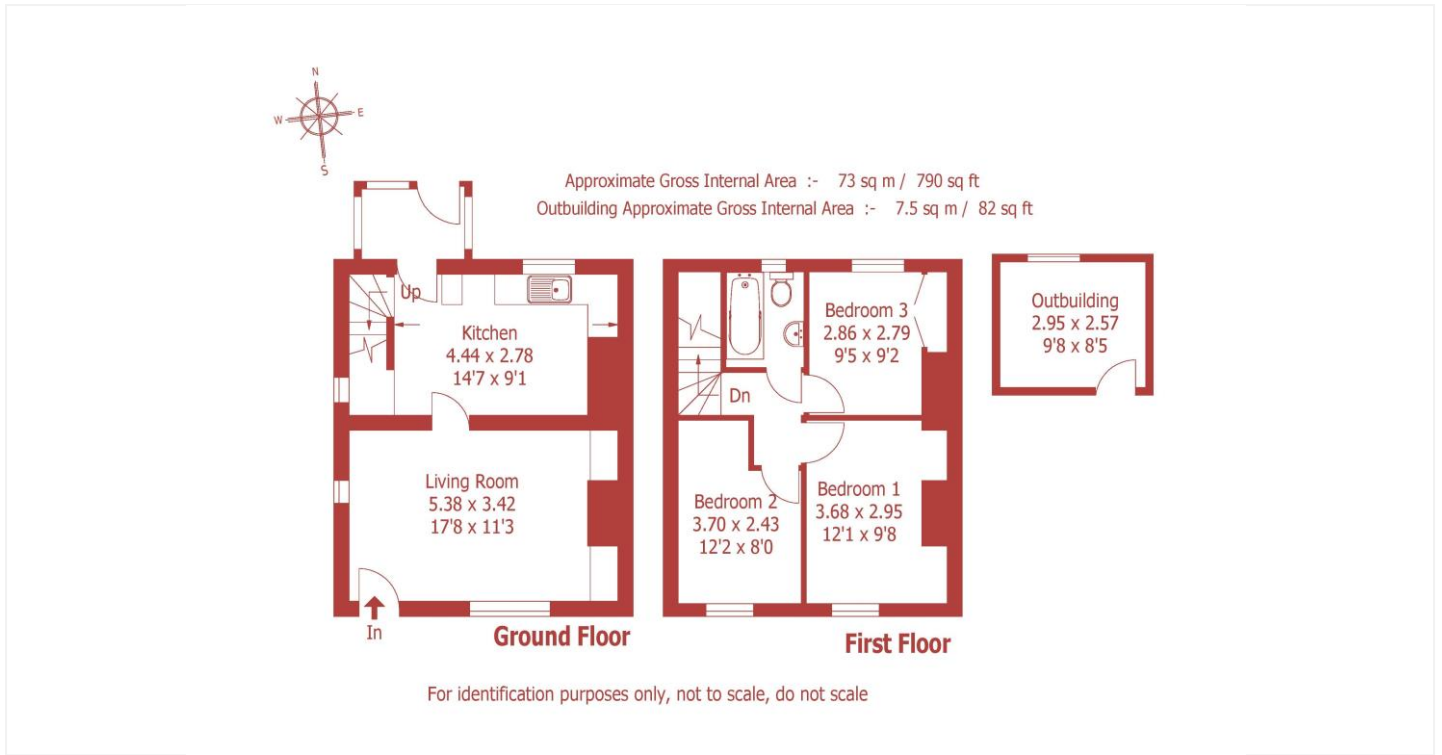
This former Gaunts Estate farmworkers' cottage has outstanding views across open countryside and stands on a good sized garden plot with outbuildings and ample off road parking. It has an oil fired central heating system, mains electricity and water, and shares a private drainage system with the adjoining property.

The property is set just off the B3078 Wimborne to Cranborne road, on the edge of the picturesque conservation village of Witchampton which has a parish church, a village hall, a community club/shop and a First School and Nursery. Wimborne town centre is about 4 miles away, offering a good range of amenities, and the major coastal towns of Poole and Bournemouth, and the city of Salisbury, all of which have mainline rail links to London, are within about 30 minutes' drive.

The front door opens into a dual aspect living room with brick surround and inset log burner. There is a kitchen/dining room with an oven, sink, cupboards, and door to a rear porch. The rear porch provide access to the garden and outbuilding.







DESCRIPTION:

From the kitchen, stairs lead to a first-floor landing with loft access. Bedroom 1 has a Victorian style fireplace and front aspect window, bedroom 2 has a Victorian style fireplace and built in cupboard, and there is a third bedroom with front aspect. The bathroom comprises bath, WC, wash basin and towel radiator.

Outside, there is ample off-road parking enclosed by a five-bar gate, and a large lawned garden enclosed by post and rail fencing. The garden extends the full length of the property and towards the rear is part lawn, hard standing and bark base. The rear garden has brick outbuilding with power and lighting.

DIRECTIONS: From Wimborne, proceed towards Cranborne on the B3078. At the crossroads signposted left to Witchampton and right to Gaunts Common, continue ahead, and take the first turning on the left into High Lea Farm. The property is the first on the right.

EPC | E
 Council Tax | C

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.

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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