



1 Wimborne Street, Cranborne,  
Dorset, BH21 5PP

A double-fronted character home in  
the heart of Cranborne, enjoying  
immediate access to many of this  
popular village's amenities.

PRICE GUIDE: £550,000  
FREEHOLD







The well proportioned accommodation includes 3 large double bedrooms, 3 reception rooms, a modern kitchen/breakfast room and bathroom, and a delightful garden including several outbuildings and a detached double garage.

The front door opens into a bright hallway off of which is the downstairs cloakroom.

To the right is a spacious living room which features a high ceiling, a wall-hung electric fire, and double doors to a rear snug overlooking the garden. To the left of the hall is a dining room with a brick fireplace, and 2 windows to the front.

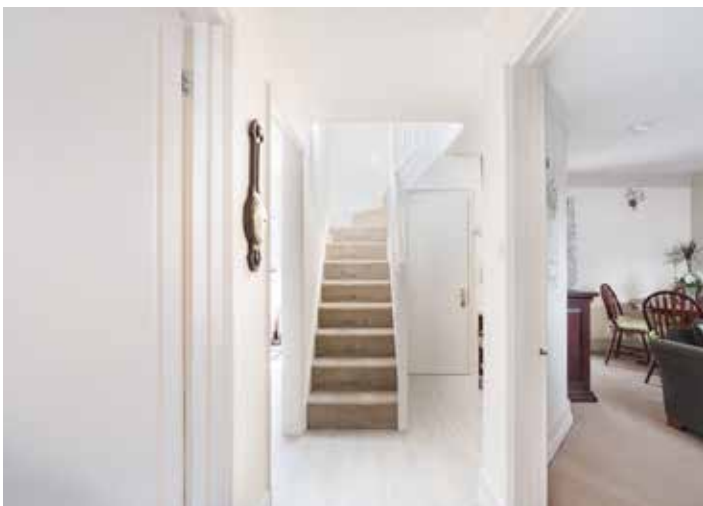
The kitchen/breakfast has a lovely outlook over the rear garden, and features modern Shaker style units, 2 Neff electric ovens, extractor and Bosch dishwasher.





A door leads to a utility room with floor-mounted boiler, space for washing machine, tumble dryer, fridge and freezer, and door to outside.

The light and spacious first floor landing has a loft access, and windows to both front and rear. There are 3 generously sized double bedrooms and a bathroom comprising bath (with shower over), wash basin, WC and airing cupboard.



The garden is a particular feature of this delightful character home, being enclosed by a red brick wall. Close to the house is a spacious patio ideal for al fresco dining, with steps and a slope leading up to a paved and gravel area. There are raised beds, borders and mature shrubs providing privacy. The oil tank for the central heating is near the house.

The property has an interesting range of out-buildings including a wooden workshop/store and a red brick building.





Formerly host to a local dairy supplier, the property has a large hardstanding and a container which previously housed refrigerated milk. At the bottom of the garden is a red brick double garage with a pitched roof.

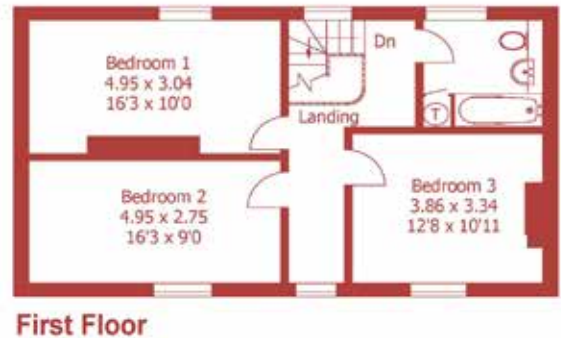
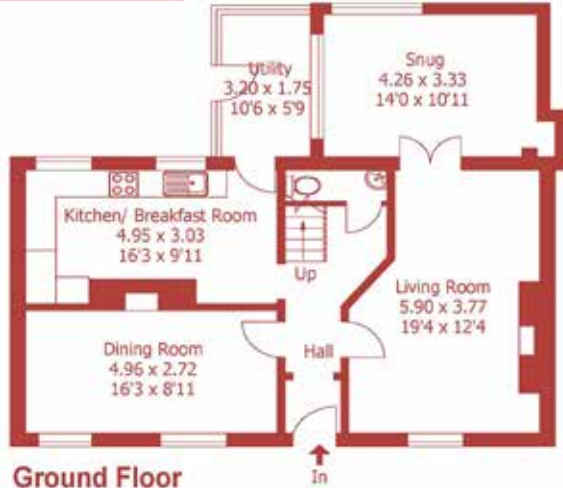
While the garden would benefit from some refurbishment, its potential for transformation is clear. Subject to the necessary planning consents, there is also scope to convert the outbuildings into home offices or even accommodation.

**Location:** This charming conservation village 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, the Fleur de Lys, a brewery and tap room, and the popular La Fosse Restaurant. There is a limited bus service to Verwood and Ringwood.





Approximate Gross Internal Area :- 141 sq mt / 1519 sq ft  
Garage Approximate Gross Internal Area :- 29 sq mt / 310 sq ft



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



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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.

Directions: From Wimborne, proceed to Cranborne on the B3078. As you enter the village, proceed past the Fleur-de-Lys pub on the right, and the property can be found on the right hand side, before reaching the Post Office on the left.

Council Tax: Band E

EPC Rating: Band E









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