



Honeysuckle Cottage, 25 Grange  
Furzehill, Wimborne, Dorset, BH21 4HX



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A delightful Grade II Listed 18<sup>th</sup> century 4 bedroom detached thatched cottage standing in gardens and paddocks of about 1.25 acres in a quiet backwater of Furzehill village, about 1.25 miles from Wimborne town centre. This delightful property, which was formerly part of the Gaunts Estate, has a wealth of character features and an idyllic location, surrounded by open farmland.

Formerly part of the Gaunts Estate, the cottage is of traditional construction, with solid brick walls and a ridged wheat reed thatched roof (with 2 brick chimneys.) It is connected to mains electricity, water and drainage, and has oil fired heating and hardwood double glazed windows.

The property is presented with excellent decorative condition and has many character features including 3 open fireplaces, exposed beams and timbers, and 2 staircases.

Outside, the property boasts extensive lawned gardens, double garaging, ample off road parking, and a large paddock.

Furzehill has The Stocks Inn and a post office/shop, and there is a First School in the nearby village of Gaunts Common, along with Dumpton Preparatory School just outside Furzehill. Wimborne offers a wide range of shops, schools and other amenities, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 20 minutes' drive.

Viewings by appointment

**Offers In Excess Of £900,000 Freehold**







An entrance porch and a glazed oak front door lead to a superb 28' sitting room with an inglenook fireplace (with bressummer beam, bread oven and wood burner), a further floor-to-ceiling brick open fireplace, exposed ceiling beams and timbers, and stairs to the first floor.

A door and step lead to a spacious dining room with exposed beams and timbers, a wide open fireplace (with bressummer beam and wood burning stove) and a door to the front garden.

A door and step up lead to a dual aspect study with a high vaulted ceiling, exposed A-frame timbers, an oak floor, an oak door to outside, and a stable door to outside.

From the dining room, a door leads to a rear hall with a secondary staircase to the first floor, and a stable door to outside.

The modern kitchen/breakfast room has a stainless steel sink, work surfaces, base and wall units, drawers, worktop lighting, range cooker (with 5-burner gas hob, ovens and grill), integrated dishwasher, space for fridge-freezer, breakfast bar, oak floor, and a superb view over the rear garden and farmland beyond.

Off the rear hall there is a utility room with sink, worktops, cupboards, space for white goods, and pressurised hot water cylinder.

From the sitting room, a door leads to a small hall leading to a dual aspect study/bedroom 4 and a shower room with shower, wash basin and WC.

Stairs from the sitting room lead to a first floor landing. Bedroom 1 is a large double room with 2 built-in wardrobes, ceiling timbers and a fine view over the front garden. 2 steps up to an en suite bath/shower room with bath, shower, wash basin, WC, towel rail and eaves storage space. Bedroom 2 is a dual aspect double room.







The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.



From the rear hall, an oak secondary staircase leads to a landing with access to eaves storage. Bedroom 3 overlooks the rear garden, and there is a further bathroom with bath, wash basin, WC and towel rail.

A 5-bar gate and a long gravelled driveway lead to a brick and shiplap detached double garage/workshop with a high tiled roof, 2 up-and-over doors and a log store. In front of the garage there is a private gravelled courtyard with ample off road parking space, and there is additional boat/caravan space.

The front garden is enclosed by close boarded and post-and-rail picket fencing, and has a large, flat lawn, a magnolia tree and some young saplings.

The rear garden is enclosed by close boarded and post-and-rail fencing and laid to lawn, with paved pathways and terraces, and there is a large pentagonal shaped detached chalet ideal for studio/office use.

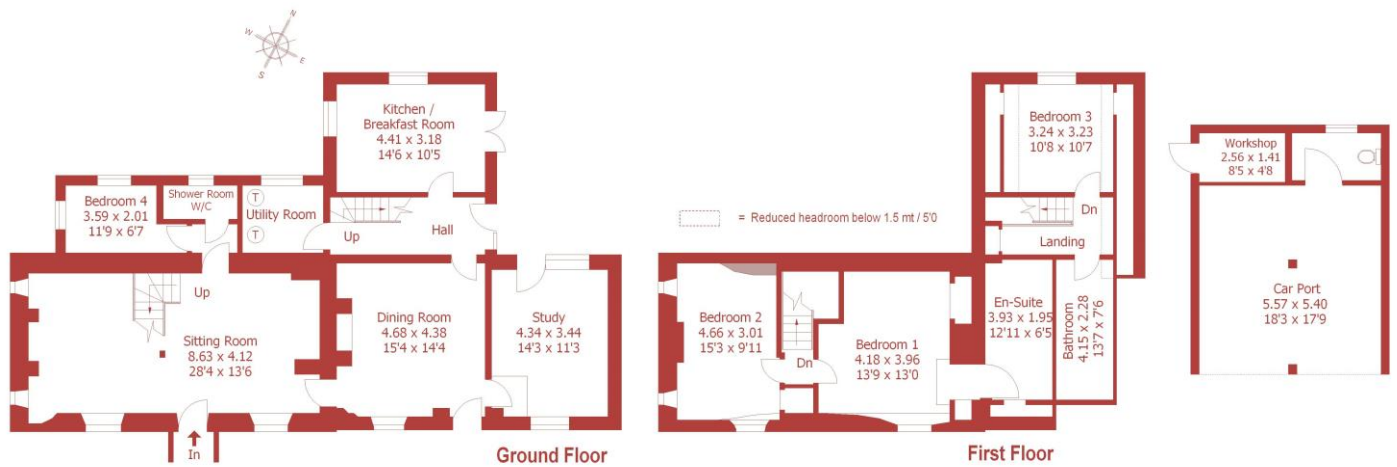
From the driveway, a 5-bar gate leads into a paddock enclosed by post-and-rail fencing and an established treeline.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne for about a mile. Turn right into Furzehill and proceed through the village, passing the Stocks Inn on the left hand side. Take the next turning on the left into Grange, and the property can be found on the right hand side, after Grange Farm.

Council Tax: Band F







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