



**3 Moortown Farm
Moortown Drive, Canford Magna
Wimborne, Dorset, BH21 3AR**

A deceptively spacious, 4 double bedroom character property in a sought after courtyard development in a peaceful, semi-rural setting at the end of a long, private driveway off Magna Road.

**PRICE GUIDE: £650,000
FREEHOLD**



Christopher

Batten

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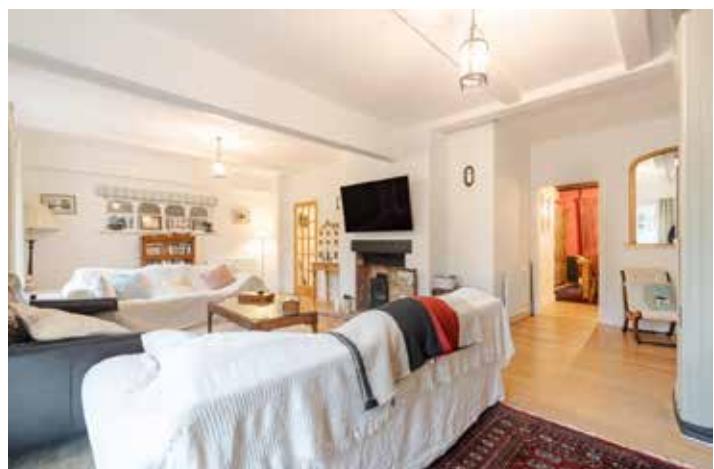
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Moortown Farm was converted in the 1990s from 19th century farm buildings on Lord Wimborne's Estate. Number 3 has distinctive red and yellow brick elevations, enhanced by Gothic arched windows with stone detailing.

The courtyard is about 3 miles away from the market town of Wimborne Minster, with easy access to Poole, Bournemouth and the M27 motorway to Southampton and London. Bournemouth airport is about 7 miles away, and the area is well served by state and independent schools including nearby Canford, Dumpton, and the Poole and Parkstone grammar schools.

Number 3 is one of the largest cottages in the courtyard. It is well presented and has gas central heating and many character features.



2



4

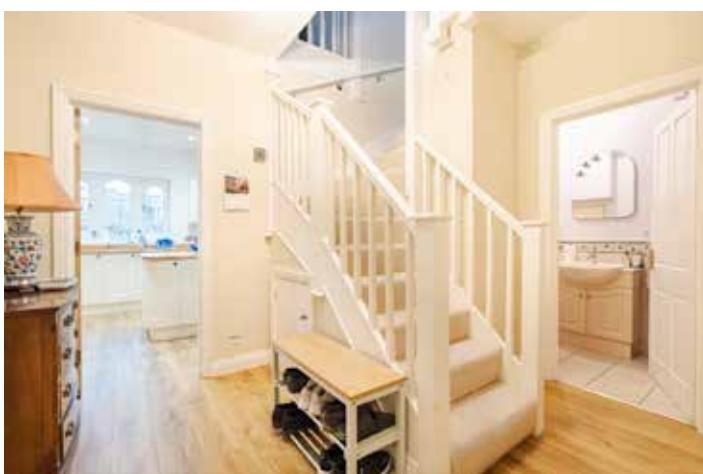


3



The sitting room has a fireplace, decorative ceiling beams, timber flooring and French doors to the garden.

The kitchen/breakfast room was re-fitted about 5 years ago, and has solid oak worktops, integrated appliances, a central island, and space for an American style fridge-freezer. There is also a separate dining room with a range of built-in cupboards.



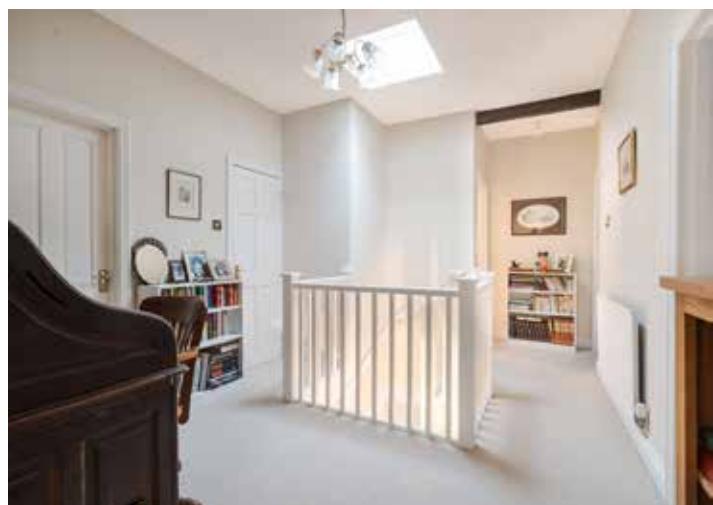
The galleried first floor landing has a roof-light. The large master bedroom has an electric rooflight and a large en suite bath/shower room which features a free standing claw-footed bath. The guest bedroom also has an en suite shower room, and there are 2 further double bedrooms and a family shower room. There is also a first floor utility room with sink, hot water tank and plumbing for washing machine.



The gardens have been lawned, with flower and shrub borders. The rear garden is secluded by trellis and high fencing. To the front of the house there are 2 allocated parking spaces in the gravelled courtyard, and there is a good sized garage (with up-and-over door) further along the terrace.

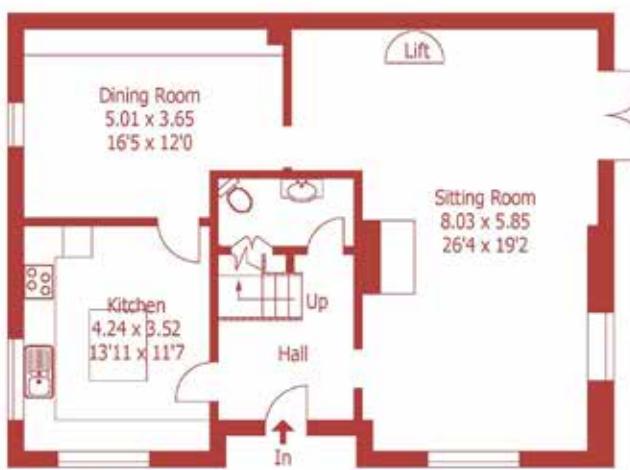
Agents' Note: The roof requires attention, and a quote for repairs (circa £10,000) has been received.

LOCATION: Canford Magna is a popular village set just south of the River Stour, between the market town of Wimborne Minster and the coastal resort of Poole. It is home to the independent Canford School, and a quintessentially English parish church, the oldest part of which is nearly 1000 years old. The village is known for its picturesque period properties, and offers easy road access to Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

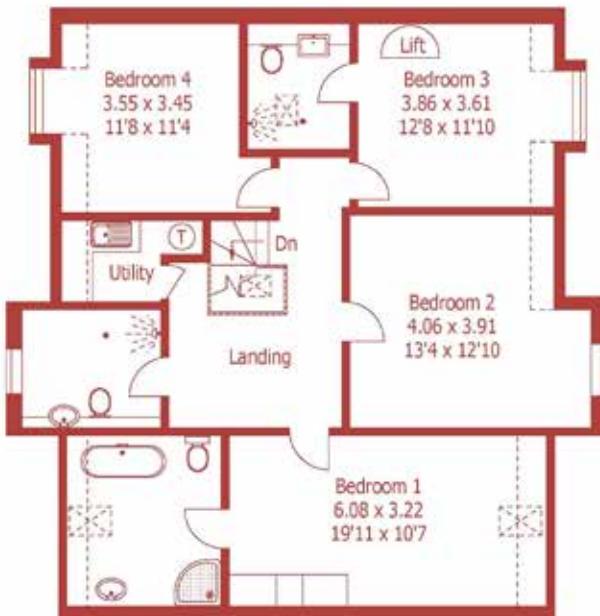




Approximate Gross Internal Area :- 193 sq m / 2084 sq ft



Ground Floor



First Floor

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

Drawn using existing drawings and dimensions



DISCLAIMER:

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DIRECTIONS: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit and continue to the traffic lights, turning left into Queen Anne Drive (A341.) Proceed for approximately 1.6 miles, and the private entrance to Moortown Drive (with 2 ornamental stone piers) can be found on the left hand side. Proceed to the end of the drive to the sign-post for Moortown Drive. Proceed into the courtyard, and number 3 can be found on the left hand side.

Council Tax Band: E

EPC Rating: C







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