



89 Ashington Lane
Ashington, Wimborne
Dorset, BH21 3DG

A tastefully restored and beautifully presented semi-detached Lady Wimborne cottage standing in a substantial garden plot of over a third of an acre with 2 beautiful original brick built outbuildings (with original clay roof tiles), in a delightful rural location with stunning views across the Stour Valley.

ASKING PRICE: £549,950
FREEHOLD

Christopher
Batten

in association with

Winkworth





Built circa 1892 as part of Lord Wimborne's estate, the house has recently been sympathetically restored to a high specification in keeping with its period character, retaining many character features. All of the external walls have been insulated, the Gothic style windows have been re-glazed with safety glass, and there are ledged oak internal doors (with solid pewter furniture), oak flooring, and jelly mould Victorian style light switches.

The house is connected to mains electricity and water, and has full speed fibre optic broadband with speeds up to 900mbps, solid fuel heating and a recently installed sewerage treatment plant. A conservatory was added in 2018. Scenic country walks can be accessed from the property, leading to the river and nature reserve, and the property is less than 2 miles from Wimborne town centre, which offers a wide range of amenities. Local shops can also be found in Corfe Mullen and Broadstone.





A Gothic style front door leads to a reception hall with an under stairs recess. There is a charming sitting room with a shelved alcove and logstore, and a wood burner generating approximately 12kw of heat (with a back boiler which heats the hot water and radiators.)

The open plan kitchen/dining room has been completely re-fitted, included fitted bench seating with concealed storage. It features an excellent range of units, oak veneer worktops, an Esse Ironheart multifuel range cooker (with 2 hotplates and oven), a Neff electric oven and induction hob, and space and plumbing for dishwasher and fridge-freezer.

An open archway leads to a conservatory with bifold doors to the rear garden providing outstanding views over the undulating landscaped grounds.

A staircase with new spindles and ironwork leads to the first floor. Bedroom 1 has a spacious walk-in closet with a sliding door and lighting.





Bedroom 2 has a corner wardrobe, half panelled walls, and outstanding views over the Stour Valley, and there is a spacious bath/shower room with slipper bath, shower, wash basin, WC and half panelled walls.

Approached off a quiet lane, the property has a driveway providing off road parking and extending to the rear of the house. There is a composite deck adjacent to the cottage, an open-fronted timber external kitchen (with lighting and power), an outside WC and a brick built studio known as The Nook, with lighting, power points and stepladder to a loft room.

The large rear garden has been re-landscaped into several different areas including lawns, established shrubs including fig and olive, an orchard with apple and pear trees, and a brick built outbuilding (used as a tool store and potting shed.) There are newly planted photinia hedgerows, and wrought iron estate style fencing and gate.



Approximate Gross Internal Area :- 79 sq m / 848 sq ft
 Outbuildings Approximate Gross Internal Area :- 17.5 sq m / 188 sq ft



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



DISCLAIMER:

Winkworth 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 Winkworth 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.



Directions: From Wimborne, proceed along Julians Road to the Lake Gates roundabout and take the second exit into Wimborne Road. Turn left into Willett Road and right into Ashington Lane, and the property can be found on the right hand side. Due to the historic estate numbering, the number in the brickwork above the front door is 98.

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.

Council Tax: Band D





