



Stables Barn, Lower Street,
Witchampton, Wimborne,
Dorset, BH21 5AH

A charming Grade II Listed 4 bedroom, 3 bathroom detached converted barn standing in an idyllic orchard garden in the delightful, picturesque village of Witchampton.

PRICE GUIDE: £700,000 -
£725,000 FREEHOLD





Built in 1783 as part of Abbey Farm, Stables Barn, along with 2 other outbuildings and the farm-house, was converted in the 1990s, creating a small, exclusive development close to the historic parish church.

The village has a range of amenities and enjoys easy access by road to the market towns of Wimborne Minster and Ringwood. Stables Barn benefits from oil fired central heating, sealed unit double glazing, shared private drainage, a garage, a carport and paved off road parking. Its original features offer immense charm and character, as does its large orchard garden.

A stable door leads to a reception hall (with a beamed ceiling, a stone tiled floor and a large under stairs cupboard), off which is a ground floor cloakroom. Glazed double doors give access to a spacious, dual aspect sitting/dining room with a beamed ceiling, glazed doors to outside, and a feature brick wall with open fire and shelved recesses.



1



4



3



There is a triple aspect kitchen/breakfast room with oak units, ample worktops, 1.5 bowl sink unit, integrated Hotpoint 4-plate electric hob, extractor, electric double oven, space and plumbing for washing machine and dishwasher, space for upright fridge-freezer, beamed ceiling, and stable door to the rear garden.

From the hall, a staircase (with half landing) leads to the galleried first floor landing which has access to the roof space. Bedroom 1 has an exposed A-frame, 3 built-in wardrobes and an en suite bathroom (with skylight, WC, bidet, bath and wash basin). Bedroom 2 has a dual aspect, an exposed A-frame, 2 built-in wardrobes, and an en suite shower room (with skylight, shower, WC and wash basin). Bedroom 3 has free standing wardrobes, and bedroom 4 is currently arranged as an office. There is also a family bathroom with skylight, bath, wash basin and WC.

A central driveway leads to the courtyard, and a paved drive provides off road parking in front of a carport and adjacent garage (with up-and-over door, lighting and power points).



A side gate leads to the large rear garden which has a paved terrace, exterior lighting and water tap, a low brick retaining wall, a flower bed, and a large lawn interspersed with fruit trees forming an orchard. The garden is enclosed by a mixed hedge and extends to the far side of the property where there is a kitchen garden area with rustic log rails and lovely views of the parish church.

AGENTS' NOTE: There is a Deed of Mutual Covenant for the management and maintenance of the shared sewerage treatment plant. Each of the 4 properties currently pays £40 per month (£480 per year).

LOCATION: The village of Witchampton is a designated conservation area which ensures that its predominantly 17th and 18th century houses retain their character and charm. Historically, Witchampton formed part of the Crichel Estate, over parts of which rights of way are enjoyed. The village has a thriving first school, a pre-school/nursery, a scenic cricket and football ground (with clubhouse and children's play area) and a village club with pub/restaurant facilities, shop and coffee bar run by local residents.





DISCLAIMER:

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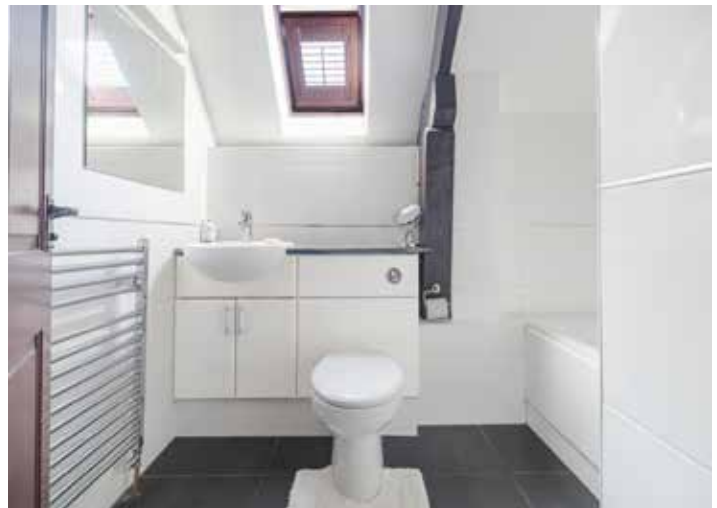


DIRECTIONS: From Wimborne, proceed north towards Cranborne on the B3078. Turn left towards Witchampton and proceed down the hill and over the stone bridge. Take the first turning on the left into Lower Street, and turn immediately right into the small courtyard. Stables Barn is on the right hand side.

COUNCIL TAX: Band F

EPC RATING: Band D







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