



2 Burnt Ash Cottages, Furzehill, Wimborne, Dorset, BH21 4HF

A beautifully presented, late Victorian 3 double bedroom semi-detached cottage with a superb, south easterly facing garden of about a third of an acre, in the heart of Furzehill village.

**PRICE GUIDE: £550,000
FREEHOLD**





Dating back to 1890, the cottage has been extended, updated and refurbished in recent years, and offers excellent 3-storey accommodation amounting to over 1300ft².

It is of traditional construction, with facing brick elevations under a natural slate roof. The house is connected to all mains services, and has gas central heating and UPVC double glazing.

Features include 2 reception rooms, a conservatory, a ground floor shower room, a first floor bathroom, 2 brick open fireplaces and attractive period features.

There is an entrance vestibule with window and coat hanging area. The dual aspect living room has a brick open fireplace, an attractive bay window and engineered oak flooring.



2



3



2



The separate dining room has a brick fireplace with wood burner, 2 cupboards, engineered oak flooring, and glazed double doors to a conservatory with polycarbonate roof and oak flooring, and glazed double doors to the garden, giving a superb outlook.

The kitchen has work surfaces, units, New World oven and grill, Stoves gas hob, space for fridge-freezer and dishwasher, ceramic tiled floor and door to outside. Beyond it is a small utility area with wall mounted gas boiler and space for washing machine, leading to a fully tiled shower room.

From the dining room, a concealed staircase leads to a first floor landing with an under-stair cupboard.

The spacious dual aspect principal bedroom has fitted wardrobes and chest of drawers, and superb view over the rear garden.



Bedroom 2 is a smaller double room with built-in and fitted wardrobes and a superb view, and there is a large bathroom with a 4-piece suite and a built-in blanket cupboard.

Further stairs lead up to the second floor where there is a spacious third bedroom with a pine-clad gabled roof, rooflight, pine floor, and superb view over the garden.

A tarmac driveway enclosed by hedges, with a colourful flower bed, provides off road parking and leads to a detached garage (with up-and-over door and gabled slate roof.)

Pedestrian and 5-bar gates lead to the impressive garden which extends to about a third of an acre.

It includes 2 entertaining terraces close to the house, a large, gently sloping lawn, a timber chalet, a greenhouse, a wildflower area and a wealth of planting including ferns, roses, maple, grasses, acers, climbing roses and mature fruit trees.



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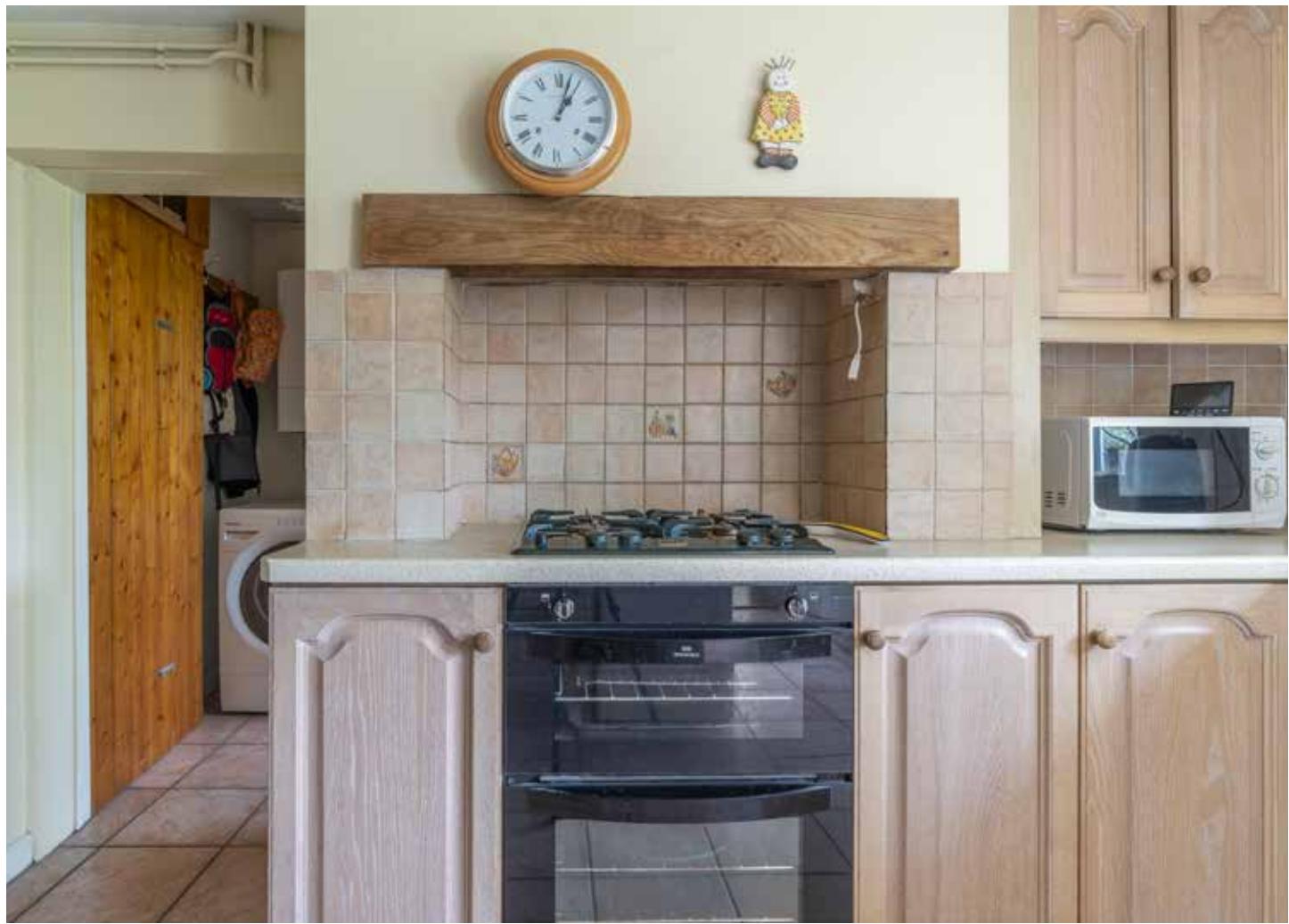
Approximate Gross Internal Area :- 121 sq m / 1304 sq ft
 Garage Approximate Gross Internal Area :- 12 sq m / 130 sq ft



Conservatory
2.98 x 2.76
9'9 x 9'1



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



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Furzehill is a popular village set just over a mile from Wimborne town centre, with The Stocks Inn pub/restaurant and a busy post office/shop.

Dumpton Preparatory School is situated on the edge of the village and there is easy access to first schools at Gaunts Common and Witchampton, Allenbourn Middle School, and Queen Elizabeth's School at Pamphill. The major coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 30 minutes' drive.

DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne, turning right into the village of Furzehill. Burnt Ash Cottages can be found on the right hand side, just beyond the left hand bend.

COUNCIL TAX: Band C

EPC RATING: Band D







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