



Otters Rest, 1 Witchampton Mill
Witchampton, Wimborne
Dorset, BH21 5DE

A modern 4 bedroom detached house set within an exclusive development, with direct frontage to the River Allen, on the very fringe of the conservation village of Witchampton, about 6 miles north of Wimborne Minster.

PRICE GUIDE: £900,000

FREEHOLD

Council Tax: Band F. EPC Rating: Band C



Christopher
Batten

in association with

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This family home was constructed to a high specification by Pearce Construction in the 2000s, on the former site of Witchampton paper mill originally owned by the Crichel Estate. Witchampton Board and Paper Mills operated on this site of approximately 100 acres, in the early part of the 18th century. The mill closed its doors for the last time in the early 1990s. It is now a superb development of 16 traditionally built homes on the banks of the River Allen, offering a secure, gated environment tucked well away from main roads and traffic, and close to scenic footpaths and bridleways.

The property has been well maintained, and benefits from timber sealed unit double glazed windows, Calor gas central heating system (which is separately metered off a large communal tank), private communal drainage system (shared with other residents), and is connected to mains electricity and water.





A covered porch with a front door leads through to a spacious reception hall with a tiled floor, understairs storage cupboard, and a cloakroom.

The nicely proportioned sitting room features a log burner, and French doors lead to a rear conservatory which has a tiled floor, and French door to the rear garden. There is a separate dining room with French doors leading out to the garden, and a study with a fitted desk and wall unit. The country style kitchen/breakfast room comprises a range of units, granite worktops, integrated Neff double oven, 4-burner gas hob with cooker hood above, Bosch dishwasher, and space for an American style fridge/freezer. In addition, there is a utility room with a sink, a Blanco boiling water tap, appliance space and plumbing for washing machine and tumble dryer, range of units (one of which contains a Vaillant Calor gas boiler), door to side entrance and personal door to garage.

From the reception hall, an oak staircase leads to the first floor, semi-galleried landing with access to loft space (with retractable ladder).



The main bedroom has a large wardrobe recess, and a recently refurbished en suite shower room with walk-in shower, WC, and wash basin. Bedroom 2 is a good sized double bedroom, bedroom 3 has an airing cupboard housing a pressurised hot water cylinder, and there is a fourth bedroom. The family bath/shower room comprises a large walk-in shower, panelled bath, WC, and wash basin.

A shared driveway approach leads to the front of property, where there is a block paved area providing off road parking which leads to an attached double garage with 2 remote control electric up-and-over doors, water softener, lighting and power points, pitched roof providing ample eaves storage space, side window, and door to garden. The front garden has been gravelled for ease of maintenance interspersed with a selection of specimen shrubs and trees. There is access either side of the property leading to the semi-walled rear garden where there is exterior lighting, water tap, paved patio, centre circular artificial lawn, 2 pergolas, and well stocked flower and shrub borders.





DISCLAIMER:

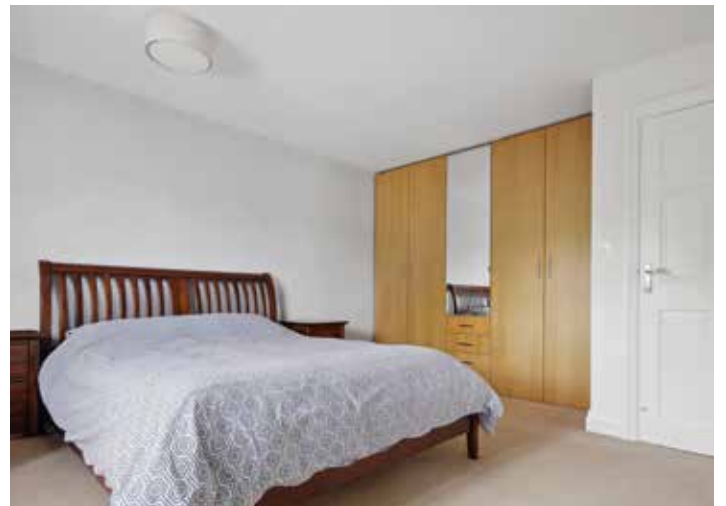
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Along the rear boundary, there are wrought railings to the River Allen.

Witchampton is a sought after, picturesque village served by a First School, a Pre-School and Nursery, a church and a community club/shop. The market town of Wimborne Minster is easily accessible, as are the Jurassic Coast and Bournemouth International Airport. The coastal towns of Poole and Bournemouth and the city of Salisbury all have mainline rail links to London Waterloo.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne. After about 3.5 miles, turn left for Witchampton. After approximately half a mile you will enter Witchampton village and go over a hump-back bridge. Proceed through the village until reaching the main gates of the Crichel Estate, bear right and continue down into Newtown. The development can be found at the end of lane, and the first drive on the right provides access to Otters Rest which is the first house on the left hand side. For quicker access direct from the B3078, there is a remote control 'residents' only' gate.







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