DANEHURST

ESTATE AGENTS



WITCHAMPTON MILL, WITCHAMPTON, WIMBORNE, BH21 5DE

Price Guide £600,000 - £625,000


I RUN
ON
COFFEE

*** Price Guide £600,000 - £625,000 ***

Situated within the prestigious and highly sought after area of Witchampton Mill, this beautifully presented four-bedroom family home enjoys an enviable setting surrounded by the stunning countryside of the Cranborne Chase National Landscape. Widely regarded as one of the area's most desirable addresses, Witchampton Mill benefits from electric gated access providing residents with a convenient shortcut directly onto the Wimborne Road.

The properties are centred around the historic mill stream and former fish trap, creating a unique and picturesque environment that complements the charm of the adjoining village of Witchampton, which offers a village shop, church, village hall, social club, highly regarded first school and nursery, together with a range of sports and recreational facilities.

Designed for modern family living, the property offers spacious and well balanced accommodation including a generous sitting room with wood-burning stove and French doors opening onto the garden, a separate dining room, kitchen/breakfast room, utility room and cloakroom. Upstairs are four double bedrooms, including an impressive principal suite with walk-in wardrobe and en-suite bathroom, together with a spacious family bathroom.

Outside, the beautifully landscaped rear garden provides a private haven with a central water feature, extensive patio areas ideal for al fresco dining and entertaining, colourful flower borders and direct access to nearby footpaths and countryside walks.
Further benefits include hardwood double glazing, LPG gas central heating, solid oak internal doors, an integral garage, private parking and ultra-fast fibre broadband.







- 4 Bedroom Modern Country Cottage
- Stunning Gardens
- Exclusive location
- Beautiful Sitting Room with Wood Burning Stove
- Dining Room
- Kitchen Breakfast Room
- Principal Bedroom Suite
- Prestigious Village Setting
- Electric Gates to development
- Council Tax - F ECP - D













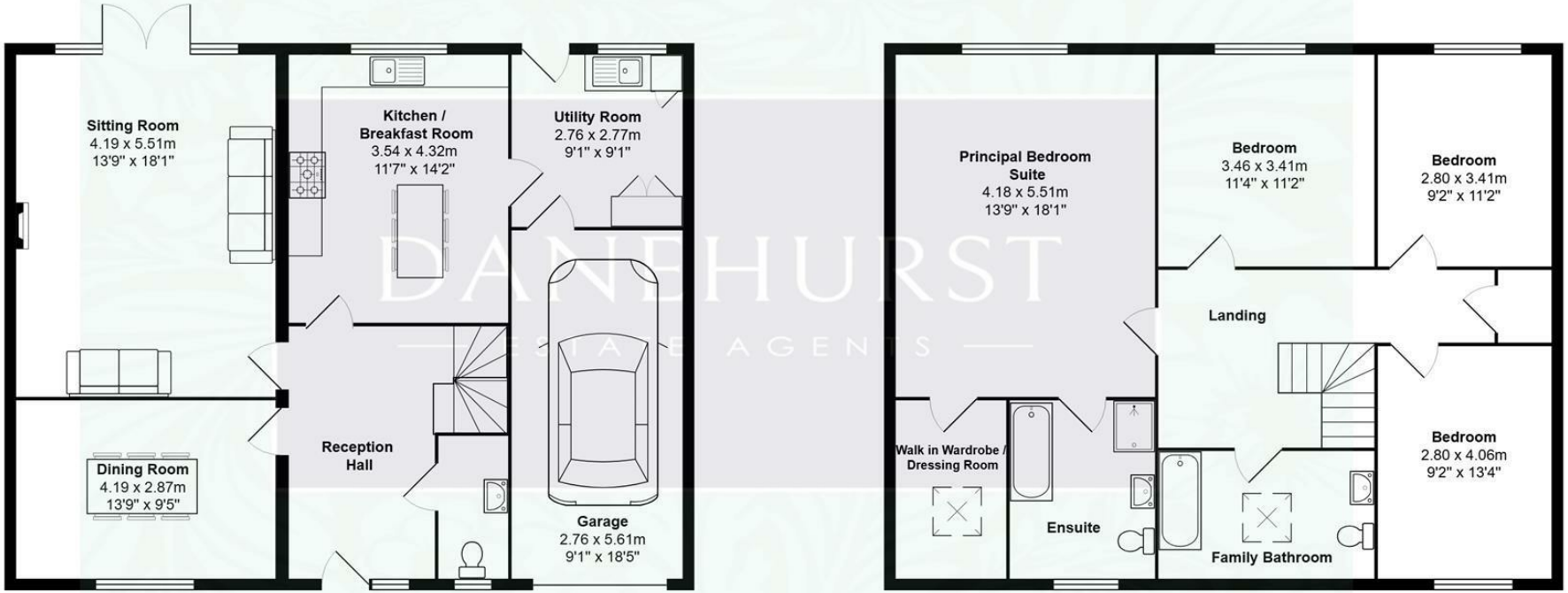


Location

Witchampton village is located approximately 4.5 miles north of the historic market town of Wimborne Minster. Renowned for its attractive rural setting, strong community spirit and beautiful surrounding countryside, the village offers an enviable lifestyle with excellent walking, cycling and riding opportunities on the doorstep.

Despite its peaceful village setting, Witchampton is well placed for access to the wider region. Wimborne Minster provides an excellent range of shops, cafés, restaurants and everyday amenities, while Bournemouth and Poole are approximately 30 minutes away by car, offering extensive shopping, leisure and business facilities. Mainline rail services to London Waterloo are available from Poole and Bournemouth stations, both approximately 12 miles distant, with Southampton Airport around 25 miles away.

Witchampton Mill, Witchampton, BH21 5DE



Total Area: 153.0 m² ... 1646 ft² (excluding Garage)

All measurements are approximate and for display purposes only




Walt Disney's
Pinocchio







DANEHURST

ESTATE AGENTS

01202 289000

www.danehurstea.co.uk