



Symonds
& Sampson

5 Lower Street
Witchampton, Wimborne, Dorset

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Witchampton

Wimborne

Dorset BH21 5AH

A semi-detached 2 bedroom cottage for renovation with a generous garden and potential for off-road parking subject to planning permission/consents. For sale by Informal Tender - closing date for bids Friday 14 February 2025. Please contact the office to request a legal pack and tender form.



- For sale by Informal Tender - Closing date for bids Friday 14 February 2025
 - A semi-detached two bedroom cottage
 - In need of renovation throughout
 - Potential to purchase adjoining cottage to create one dwelling
 - With a generous garden
 - scope to create off-road parking (STPP/consents)
 - Situated in a highly sought after village
 - Within the Cranborne Chase National Landscape (formerly AONB)

Guide Price £250,000

Freehold

For sale by Informal Tender

Wimborne Sales
01202 843190

wimborne@symondsandsampson.co.uk



THE PROPERTY

This charming semi-detached period property requires renovation throughout and enjoys a generous, private rear garden and space to create off-road parking (subject to any required planning permission or consents). The accommodation is arranged over two floors and comprises reception room, kitchen and bathroom on the ground floor and two bedrooms on the first floor. The gardens and grounds extend to the north and west.

SITUATION

Witchampton lies 5 miles to the north of Wimborne and 7.5 miles to the east of Blandford Forum, on the edge of the Cranborne Chase National Landscape (AONB). Facilities in the village include a small shop, Witchampton and Crichel Club, a First school, and a church. Further amenities are available in the surrounding villages. There is an excellent range of private and state schools within the area.

The property is located within the village conservation area and is surrounded by scenic countryside, providing excellent walking, riding and cycling. There is a mainline station to London Waterloo at Poole, and Bournemouth International Airport at Hurn both 11.5 miles. There are good road links nearby with the A354 to the north, the A31 to the south and the A338 to the east.

SERVICES

Mains water and electricity. Electric heating. Private drainage*

LOCAL AUTHORITY

Dorset Council - Council Tax Band C

AGENTS NOTES

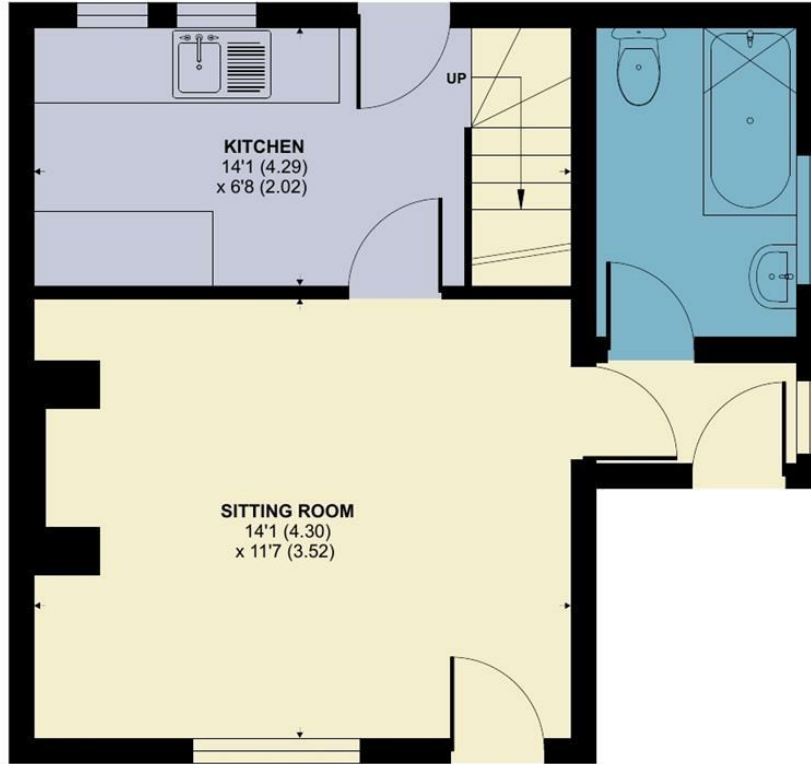
*The drainage system may not comply. Buyers should factor the cost to replace the system into their maximum bid. Within the Conservation Area and the Cranborne Chase & West Wiltshire Downs National Landscape (AONB). Standard, superfast and ultrafast broadband available. Very limited mobile coverage indoors. Likely outside. Source ofcom.org. 4 Lower Street has a pedestrian right of way from Lower Street over the pathway belonging to no.5.



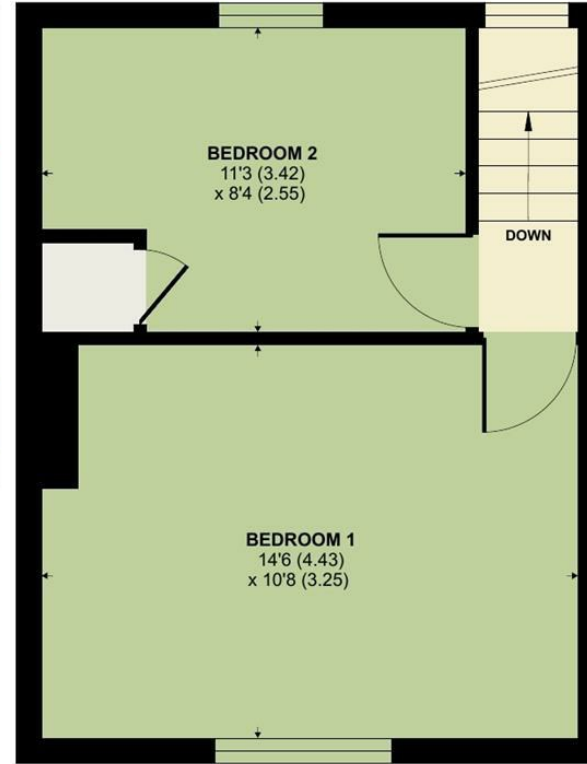
Lower Street, Witchampton, Wimborne

Approximate Area = 594 sq ft / 55.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1189681



Energy Efficiency Rating		Current	Potential
100-91	A		91
90-81	B		
80-65	C		
55-49	D		
44-38	E		
35-29	F		
22-20	G		

EU Directive 2002/91/EC
England & Wales
www.epcreg.com

Office/Neg/Date



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