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DAIRY COTTAGE, MOORTOWN FARM

WIMBORNE, BH21 3AR

FINE & COUNTRY
Homes from Edwards



OFFERS IN EXCESS OF £735,000

- DETACHED CHARACTER HOME
- FOUR BEDROOMS
- SPACIOUS LOUNGE AND SEPARATE DINING/FAMILY ROOM
- SUBSTANTIAL RECEPTION HALLWAY
- KITCHEN/BREAKFAST ROOM
- LARGE CONSERVATORY
- BEAUTIFULLY LANDSCAPED GROUNDS
- GARDEN ROOM/ART STUDIO
- DETACHED GARAGE AND AMPLE PARKING

This 19th century detached character residence sits within grounds approaching half an acre at the head of a long private driveway. Beautifully presented throughout, the property offers four bedrooms, two receptions, a generous kitchen/breakfast room with adjoining utility and a large conservatory overlooking the delightful garden.

In the garden there is a good size garden room which has an electricity and water supply as well as a wooden decked terrace which could be used as a playroom, art studio or a summer house from which to sit and enjoy the garden. To the front of the house there is a paved terrace. There is also a detached garage and plenty of off road parking on the substantial gravelled frontage which has a secure gated entrance.

The house itself exudes character and charm befitting its era, with exposed feature timbers, mellow pine



flooring in the welcoming reception hall and an exposed brick inglenook fireplace in the lounge with fitted woodburner. The adjoining family room also has a gas fire set upon a paved hearth. there are French doors to both front and rear elevation in the lounge and the family room is also dual aspect.

The well proportioned kitchen/breakfast room is fitted with a generous range of base and wall units as well as an island unit, a Rangemaster cooker, extractor unit, integrated fridge, dishwasher and retractable larder. The floor is tiled and walls are partly tiled. There is access to an adjoining utility room and cloakroom and there is also access to a large conservatory which has French doors opening to the garden as well as a side door leading to outside.

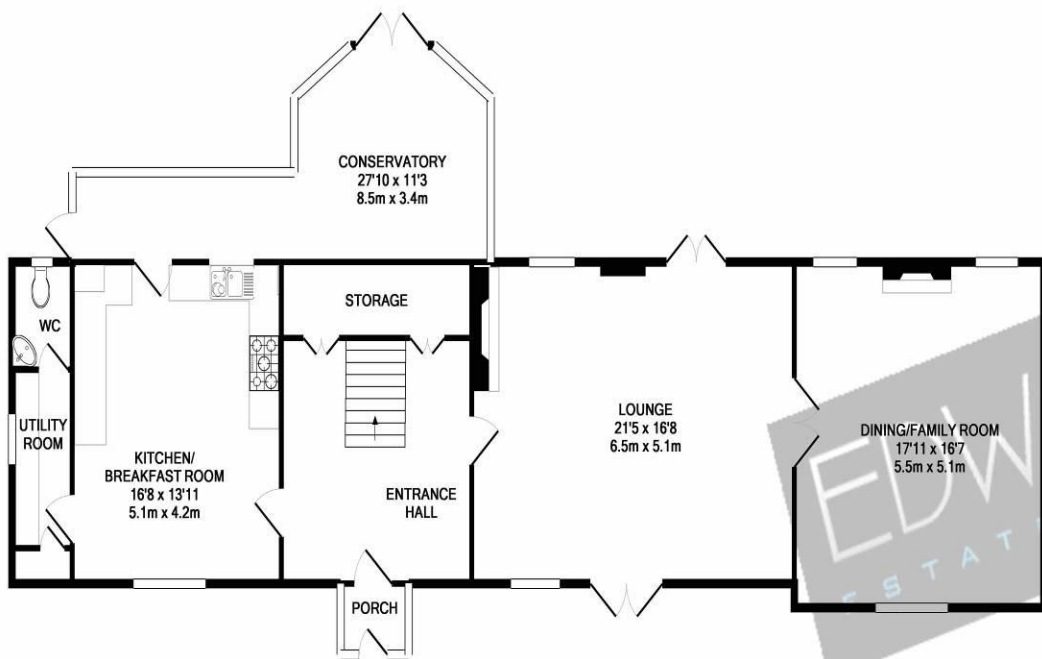
In the hallway, a wide central staircase rises and divides on the half landing leading on the left to the master bedroom and to the right to three further bedrooms. Understairs provides useful storage. On the first floor, the master bedroom has the benefit of built-in wardrobes and an ensuite shower room. Three further bedrooms are served by a family bathroom, fitted with a classic suite.

A notable feature is the partly walled rear garden which is beautifully landscaped with a large lawn with central raised bed, established planting, a pergola, ornamental pond and timber fencing and natural mixed hedging with open views beyond.

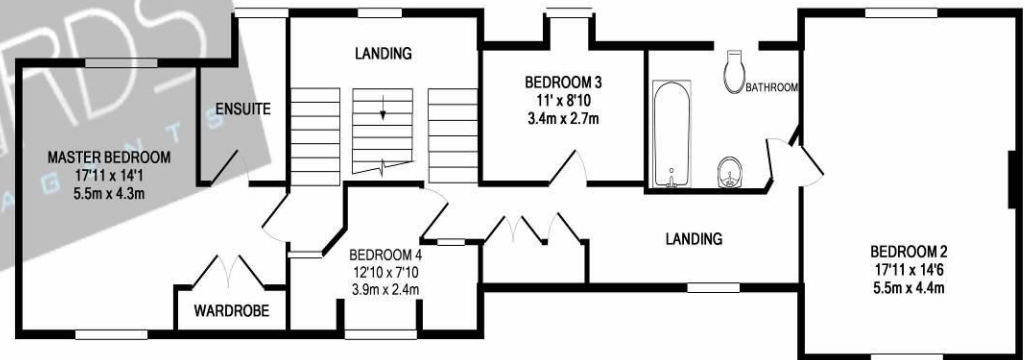
EPC: E

Services: Mains Electric, Gas Central Heating, Private Drainage





GROUND FLOOR
APPROX. FLOOR
AREA 1384 SQ.FT.
(128.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1003 SQ.FT.
(93.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2387 SQ.FT. (221.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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