



14 Canford Magna, Wimborne,  
Dorset, BH21 3AF

A truly charming Grade II Listed 3 bedroom 'Lady Wimborne' cottage with a generous, south facing garden and off road parking, adjoining the grounds of Canford School, in the heart of this picturesque village.

PRICE GUIDE: £475,000  
FREEHOLD



Christopher  
**Batten**

in association with

Winkworth



Built circa 1858 as part of the Canford Estate, this beautiful character property has attractive brick elevations, Gothic style cast iron windows, a clay tiled roof, exposed timber floorboards and brickwork, period fireplaces and gas central heating.

The distinctive terrace of cottages is close to the historic parish church and to walks along the banks of the River Stour.

An ivy-clad timber porch and arched front door lead into a spacious living room with a wood burner.

The kitchen has a stone floor and a hand-built range of drawers and cupboards, offering ample storage. It features a fitted AEG induction hob, a Neff single oven and a white ceramic sink. A door leads to a cloakroom with WC and boiler cupboard.





From the kitchen, the former outside doorway (with exposed brick and stonework) leads to a large dining/garden room with exposed timber floorboards, and a timber mantel. The original lattice windows look back into the kitchen, while a Velux style window and further timber windows let in light, and glazed doors give access to the garden.

Original stairs from the living room lead to the first floor, where there are 3 bedrooms, all of which have fitted wardrobes, and bedroom 3 has a charming fireplace. There is also a large bath/shower room with bath, shower enclosure, wash basin, WC, linen closet, loft hatch and a period fireplace.

The gravelled front garden is bounded by a white picket fence and has a flower bed.

Immediately to the rear of the property there is a private, paved courtyard.



A door leads to a brick built outbuilding/utility room with plumbing for washing machine, Belfast sink, lighting, power points and rear door to an enclosed garden storage area (with potting shed, log store and covered storage).

A pathway winds round to the impressive main cottage garden which enjoys a southerly aspect and features a lawn, a wealth of mature planting, raised vegetable beds, a covered seating area for outdoor dining, 2 timber sheds and a shepherd's hut.

A gate leads to the driveway which provides space to park multiple vehicles and is accessed from the village road.

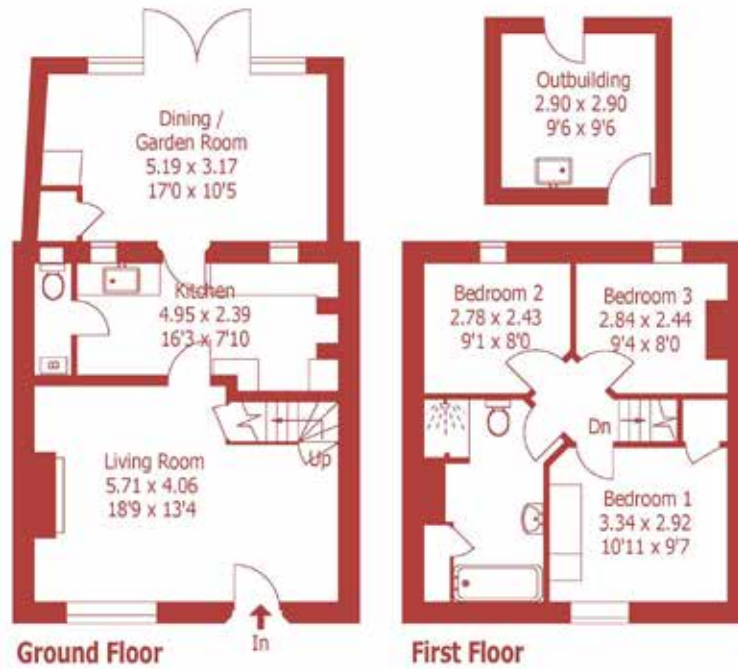
**LOCATION:** Canford Magna is a popular village set just south of the River Stour, between the market town of Wimborne Minster and the coastal resort of Poole. It is home to the independent Canford School, and a quintessentially English parish church, the oldest part of which is nearly 1000 years old.



## 14 Canford Magna, Canford Magna

Approximate Gross Internal Area :- 91 sq m / 984 sq ft

Outbuilding Approximate Gross Internal Area :- 8 sq m / 91sq ft



### DISCLAIMER:

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The village is known for its picturesque period properties, and offers easy road access to Poole and Bournemouth, both of which have main-line rail links to London Waterloo.

**DIRECTIONS:** From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane, and continue for about a mile. As you approach the old part of Canford Magna, there is a sharp, right hand bend. Continue along the road, and number 14 can be found in the terrace of Lady Wimborne cottages on the left hand side.

**COUNCIL TAX:** Band D

**EPC RATING:** Band C







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