



## A charming Grade II listed character cottage

1 Jessamine Cottages, Witchampton, Wimborne, Dorset, BH21 5AT



**Accommodation:** Entrance porch • Sitting room • Kitchen  
Ground floor bathroom • Inner hall/ study area • Two  
bedrooms

### Situation

1 Jessamine Cottages occupies a delightful location in the heart of Witchampton, one of the area's most sought after villages. The village lies within the beautiful countryside of the Cranborne Chase, an Area of Outstanding Natural Beauty (AONB). Within the village are the Church, Church Hall, the Church of England First School, and the Crichel social club and shop. The popular Minster town of Wimborne is approximately 5 miles offering excellent amenities including Waitrose and Co-Operative supermarkets, cafes, restaurants and bars, and the Tivoli theatre/ cinema. State and independent schools in the wider area, include Canford, Dumpton, Bryanston, Claysmore, and Queen Elizabeth's. The popular holiday town of Bournemouth is approx. 15 miles, and Poole harbour for sailing, watersports and beaches is approx. 13 miles away. Fine walking, riding and cycling can be enjoyed in The New Forest National Park, which beyond Ringwood. The A31 which leads on to the M27 and M3 to London can be joined at Ashley Heath and trains to London Waterloo run from Poole and Southampton Parkway stations.

### Description

A charming Grade II listed semi-detached cottage having mainly rendered elevations under a thatched roof. The front door opens into the cosy sitting room with fireplace and log burner, cupboards to one side, ceiling beam, and night storage heater. A door opens into a rear lobby with doors to the kitchen, bathroom and to the rear pathway. The kitchen is fitted with a range of modern floor and wall cupboards, plumbing and space for a washing machine and night storage heater. The bathroom has a white suite of bath with electric shower over, basin and WC. and heated towel rail. Leading off the sitting room is an inner hall/ study area with window, night storage heater and understairs storage recess. Stairs lead up to a small landing and to the main bedroom with wardrobe, airing cupboard and night storage heater, and the second bedroom with night storage heater

Whilst the cottage has been well maintained, it would now benefit from some modernisation.







### Outside

The cottage is approached via a pedestrian pathway leading to this and the neighbouring property. The pretty cottage garden lies to the front of the cottage and is lawned with a central path, a variety of herbaceous plants and shrubs, small greenhouse, small shed and kitchen garden area. A pathway leads around to the rear of the cottage and to the back door.

### Directions (BH21 5AT)

From Wimborne proceed north on the B3078 Cranborne Road. After about 4 miles, take the left hand turn signposted Witchampton. Follow this road down the hill, over a small bridge and into the village. Continue on the winding road through the village, past the church and school on the left, and then past the Crichel club and shop on the right. Jessamine Cottages can be found on the right hand side after about 100m.

### Services

Mains water and electricity, private drainage, night storage and electric heating. Please note that the working condition of any of the services or kitchen appliances have not been checked by the agents.

### Local Authority

East Dorset District Council

### Post Code

BH21 5AT

### Viewing

Strictly by appointment with Savills.



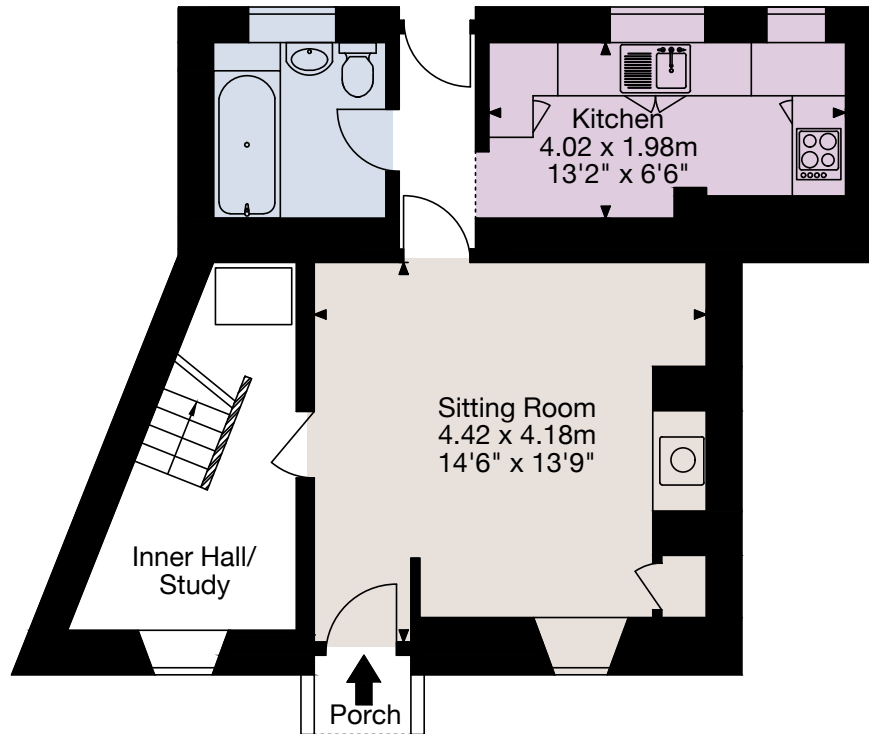
**1 Jessamine Cottages, Witchampton, Wimborne, Dorset BH21 5AT**  
**Gross Internal Area (Approx)**  
**Total Area** 67 sq m/723 sq ft



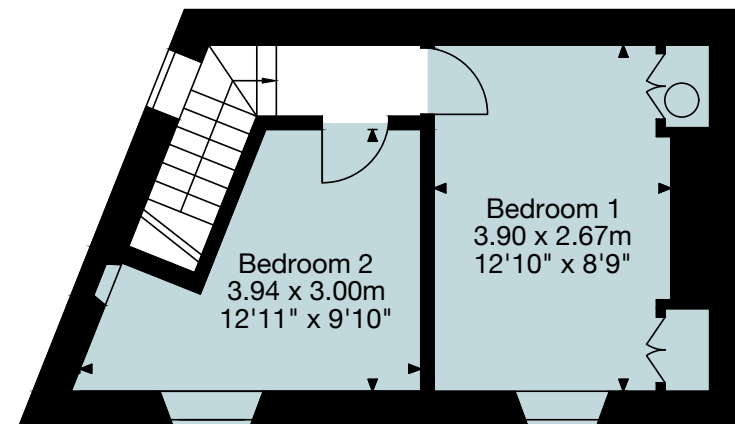
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Ground Floor



First Floor

For identification only. Not to scale. © 10032022JM

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