

Symonds  
& Sampson



# Farmhouse Cottages

Wichampton, Wimborne, Dorset

# 2 Farmhouse Cottages

Newtown  
Witchampton  
Wimborne  
BH21 5AU

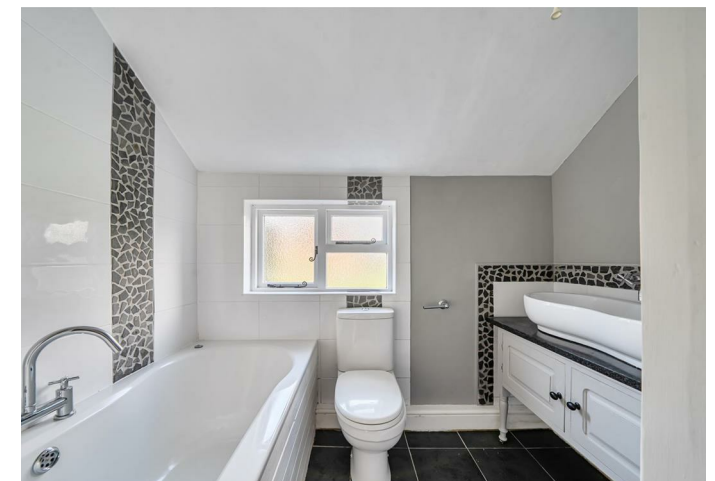


- Stunning village cottage with beautiful views
  - No chain, vacant possession
- Large garden with a peaceful and secluded aspect
- Feature inglenook fireplace in the sitting room
  - Three bedrooms, a boot/utility room
    - Recently decorated
  - Highly sought after location
    - Must be Seen

Guide Price **£395,000**

Freehold

Wimborne Sales  
01202 843190  
wimborne@symondsandsampson.co.uk



## THE PROPERTY

A lovely and recently decorated village cottage with stunning views both to the front and rear across open farmland. The property has a large and inviting garden as well as three good sized bedrooms whilst being set in an idyllic and sought after location.

## ACCOMMODATION

A bright and airy home with a lovely sized sitting room with an inglenook style fireplace. The home is set in a highly desirable location with a large garden enjoying views. The bedrooms are a good size and the bathroom is on the ground floor. The kitchen is modern with space for all appliances.

## OUTSIDE

A large garden to the rear with a beautiful view over open farmland coupled with a large lawned area. The property has a useful paved patio area allowing for alfresco dining and entertaining. There is a good size brick built garden room ideal for storage. Within the garden is a child's play house whilst offering a peaceful secluded aspect.

## SITUATION

Set in Witchampton, one of the areas most sought after an popular village locations with stunning countryside walks, a school and a local shop. The area is semi-rural and offers a quiet retreat which is full of wildlife.

## DIRECTIONS

What three words [///gliding.toggle.renovated](http://gliding.toggle.renovated)

## SERVICES

Private drainage - Shared Septic tank  
Mains Water  
Electric Heating

## MATERIAL INFORMATION

EPC Rating - E  
Council Tax Band - D  
Dorset Council - 01305 221000



# Newtown, Witchampton, Wimborne

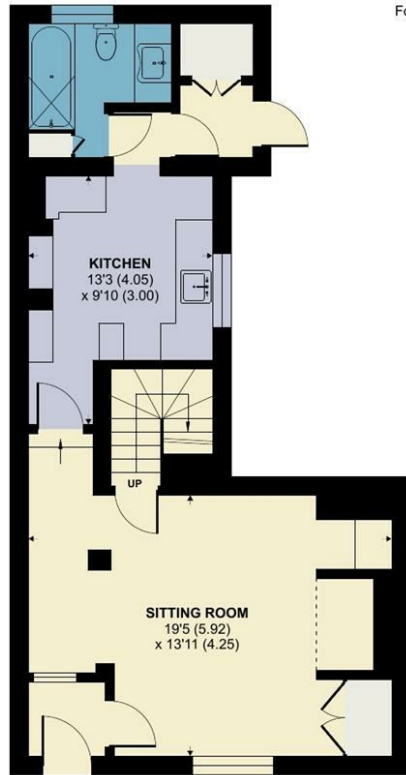
Approximate Area = 973 sq ft / 90.3 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1045 sq ft / 96.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		76	48
		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1410243



WIM/IJ/FEB25



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