



33 Castle Street, *Cranborne, Dorset, BH21 5PZ*

SPENCERS



33 CASTLE STREET, CRANBORNE, DORSET

Located in the sought after village of Cranborne this highly attractive three bedroom semi-detached house has the perfect blend of character charm, combined with a modern, well-presented interior. The property enjoys off road parking and a good sized rear garden. No onward chain, viewing is highly recommended.

Ground Floor

Sitting Room/Dining Room, Kitchen, Bathroom

First Floor

Three Good sized Bedrooms

Outside

Driveway Providing Off Road Parking, Large Garden, Attached Outbuilding

Guide Price £360,000



1



3



1



The Property

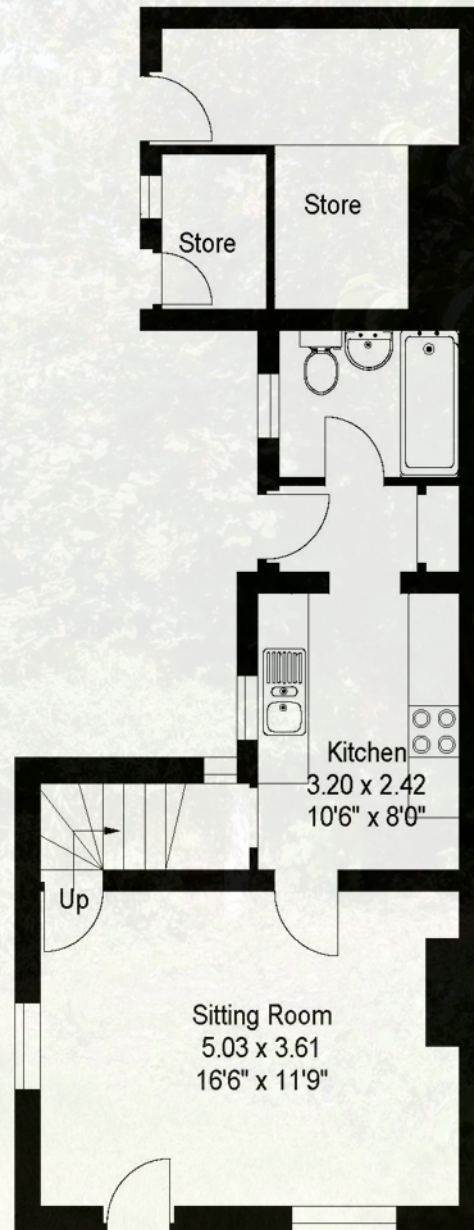
The property is approached via a gate and path leading to the wooden front door, which opens into a light and spacious sitting/dining room. The room features double-aspect windows, an original fireplace with an attractive wooden surround and log burner, and access to the staircase and modern, well-equipped kitchen. The kitchen offers ample storage and worktop space, an enamel sink, built-in electric oven and hob, extractor fan, and space for a fridge/freezer and washing machine. There is also useful understairs storage, ideal as a pantry or utility space.

The ground floor is completed by an outer lobby with access to the rear garden and an attractive bathroom with a white suite.

Upstairs, there are three bedrooms, including a spacious principal bedroom with a fireplace and front aspect window, a good-sized second bedroom, and a third bedroom which would make an ideal study or home office.



FLOOR PLAN

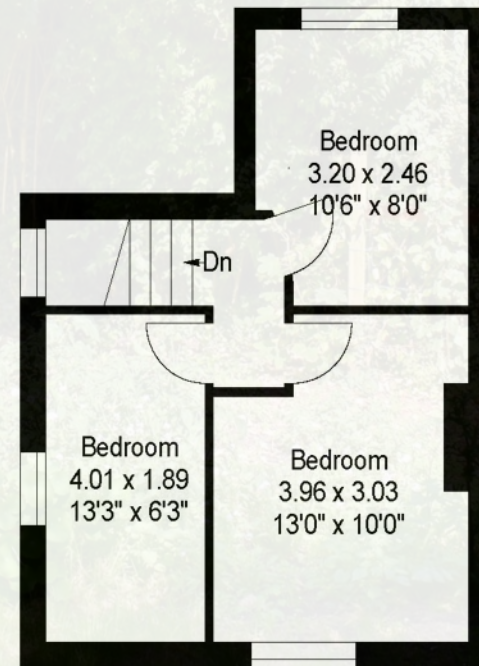


Ground Floor

Approximate
Gross Internal Floor Area
Total: 67sq.m. or 721sq.ft.
(Excluding Stores)

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NOT TO SCALE



First Floor





Outside

The front has a small, enclosed garden and a gravel driveway providing off road parking.

Gated side access leads to the generous rear garden which is mainly laid to lawn and well enclosed by mature trees and shrubs which offer a high degree of privacy, with the benefit of additional external storage.

Agents Note The property is situated within a Conservation area and the sale is subject to restrictive covenants reserved by the Estate.

Situation

This peaceful and pretty village benefits from a central village shop/post office, several good nearby public houses, two hotels with restaurants and the very popular Cranborne Garden Centre with café and gift shop. Furthermore, the recently renovated village hall provides a busy calendar of social and sporting activities. Cranborne offers a charming rural community lifestyle and benefits from the nearby towns of Verwood and Fordingbridge which offer shopping and various amenities. The market towns of Wimborne and Ringwood each offer good shopping including Waitrose supermarkets, bars and restaurants, are both approximately ten miles away, and the cathedral city of Salisbury is approximately 18 miles.

The sandy beaches of Bournemouth are approximately 20 miles and access to the M27 and M3 to London is via the A31 at Ringwood. Mainline trains to London run from Salisbury, Southampton Parkway and Bournemouth stations. The village benefits from Cranborne First and Middle schools while private schools in the area include Bryanston, Canford, Dumpton, Forres Sandle Manor, and Clayesmore.

Sporting amenities include golf at Remedy Oak and Rushmore and there are plenty of opportunities for countryside walks locally.





Additional Information

Energy Performance Rating: E Current: 44 Potential: 103

Council Tax Band: C

Local Authority: Dorset

Tenure: Freehold

Heating: Oil Fired Central Heating

Services: Mains Water and Electric

Drainage: Public

Broadband: Superfast speeds available at the property (Ofcom)

Mobile signal/coverage: Signal may be weaker, buyer to check with their provider

Directions

From Wimborne Minster, proceed north on the B3078, following signs for Cranborne. Continue for approximately 10 miles and, upon entering the village, take the first turning on the right beside the Fleur de Lys Inn into Castle Street. Continue along Castle Street, where number 33 will be found on the left-hand side.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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