



1 Harriets Gift Cottage, Grange, Wimborne, BH21 4HS





An unusually spacious semi-detached cottage set on a plot of approx 0.25 acres with 4 bedrooms, 2 large reception rooms and a detached garage/studio.

- Semi-rural setting surrounded by open countryside
- Only 1.5 miles to Wimborne
- 2 large principal reception rooms
- Spacious kitchen/breakfast room
- 3 bath/shower rooms
- 4<sup>th</sup> bedroom/study
- Detached studio (formerly garage)
- Parking for numerous vehicles
- Generous gardens
- Air source heat pump
- Seller found

### **ASKING PRICE:**

£600,000 - £625,000 (Freehold)

### **EPC RATING:**

Band - B





## Property Description

An unusually spacious and charming semi-detached period cottage, set in a delightful semi-rural position surrounded by open countryside and rolling fields, yet conveniently located just 1.5 miles from the historic market town of Wimborne.

Occupying a generous plot of approximately 0.25 acres, the property offers versatile accommodation and a superb detached studio, ideal for home working or potential ancillary use, subject to the necessary consents.

The accommodation is entered via an entrance porch which leads into a welcoming reception/dining hall. This impressive space features a character fireplace with a double sided wood burning stove and stairs rising to the first floor.

The large sitting room is a particular highlight, enjoying a triple-aspect outlook with double doors opening onto the garden, exposed ceiling beams, the reverse side of the wood burner, and a second staircase to the first floor, enhancing the flexibility and flow of the layout.

To the rear of the property is a spacious kitchen/breakfast room overlooking the garden, fitted with a range of base and eye-level units, a fitted oven, gas (Calor) and electric hobs, and ample space for informal dining.

A utility room with cloakroom and WC provides practical everyday convenience, while a ground floor fourth bedroom or study offers excellent versatility for guests, home working, or multi-generational living.





The first floor comprises three well proportioned double bedrooms, including a generous main bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Outside, the property is set well back from the lane with the majority of the gardens positioned to the front, laid mainly to lawn and bordered by mature planting. A long driveway provides parking for several vehicles.

The rear garden is again laid to lawn and enclosed by established planted borders, creating a private and peaceful outdoor space.

The detached garage has been thoughtfully converted into a studio, forming an excellent home office, creative space, or potential annexe, subject to the usual consents.

### **Location & Amenities**

Grange is a desirable semi-rural hamlet offering a peaceful countryside setting with scenic walks and open fields on the doorstep. On either end of the village you will find Aunt Fannys Café and The Stocks Inn. Despite its tranquil feel, the property lies within easy reach of Wimborne Minster, which offers a wide range of independent shops, cafés, restaurants, schooling, and leisure facilities. The area is well known for its attractive surroundings, and access to nearby rivers, countryside, and market towns, making it an ideal balance of rural living with everyday amenities close at hand.

### **Additional information**

Council tax band – F

Drainage – mains

Heating – central heating, air source heat pump

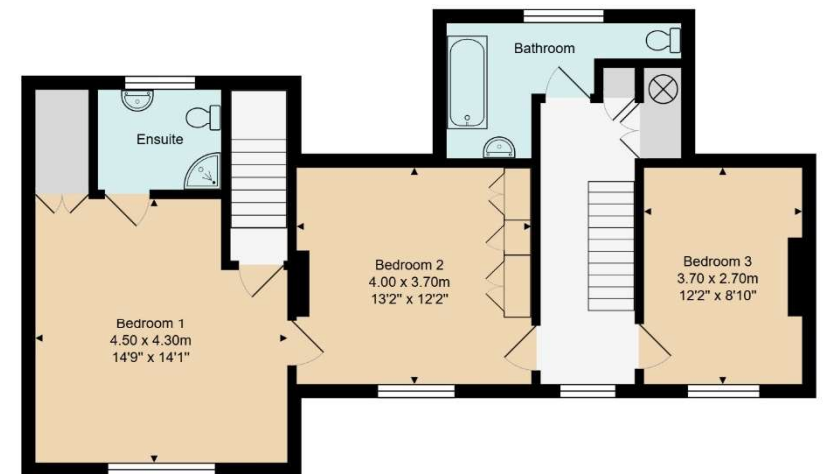








Ground Floor  
Area: approx 104.4 m<sup>2</sup> ... 1124 ft<sup>2</sup>



First Floor  
Area: approx 69.7 m<sup>2</sup> ... 750 ft<sup>2</sup>



Total Area: approx 193.3 m<sup>2</sup> ... 2080 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Hardwicke Estate Agents would like to point out that all measurements and indications of plot size 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 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;

T: 01202 094277 E: [info@hardwickea.co.uk](mailto:info@hardwickea.co.uk)

[www.hardwickea.co.uk](http://www.hardwickea.co.uk)