



1 Willowborne Gardens

Winfrith Newburgh

Dorset

DT2 8JR

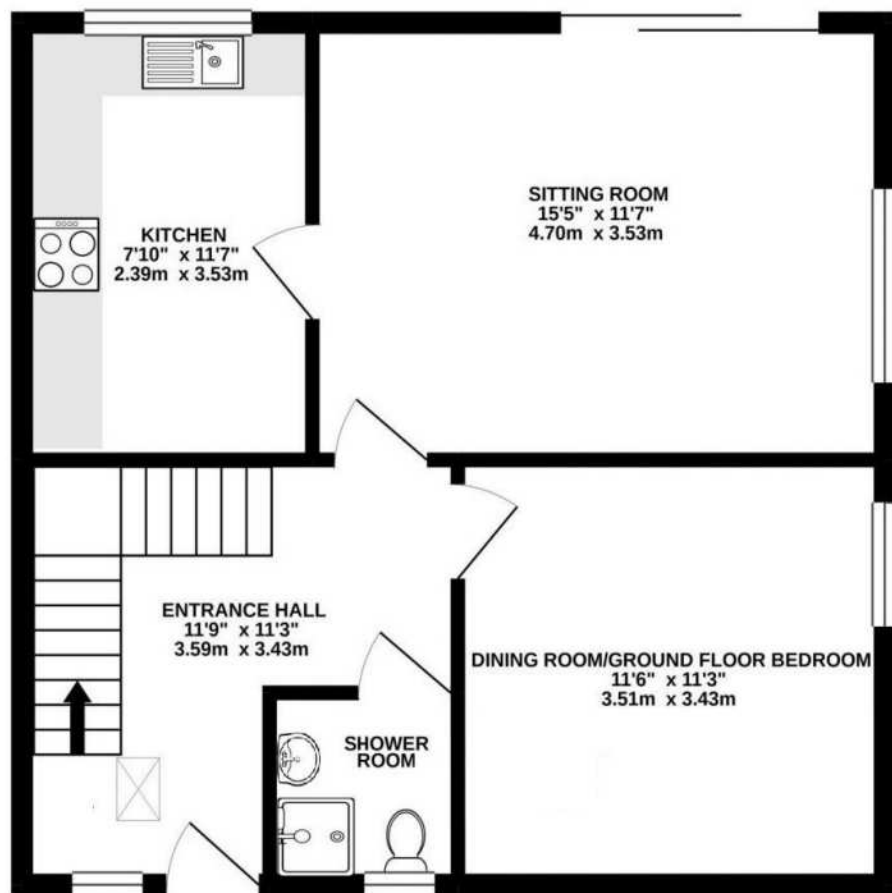
2-3 bedroom semi-detached cottage enveloped by beautiful communal gardens, nestled within the pretty village of Winfrith Newburgh.

Guide Price of £275,000

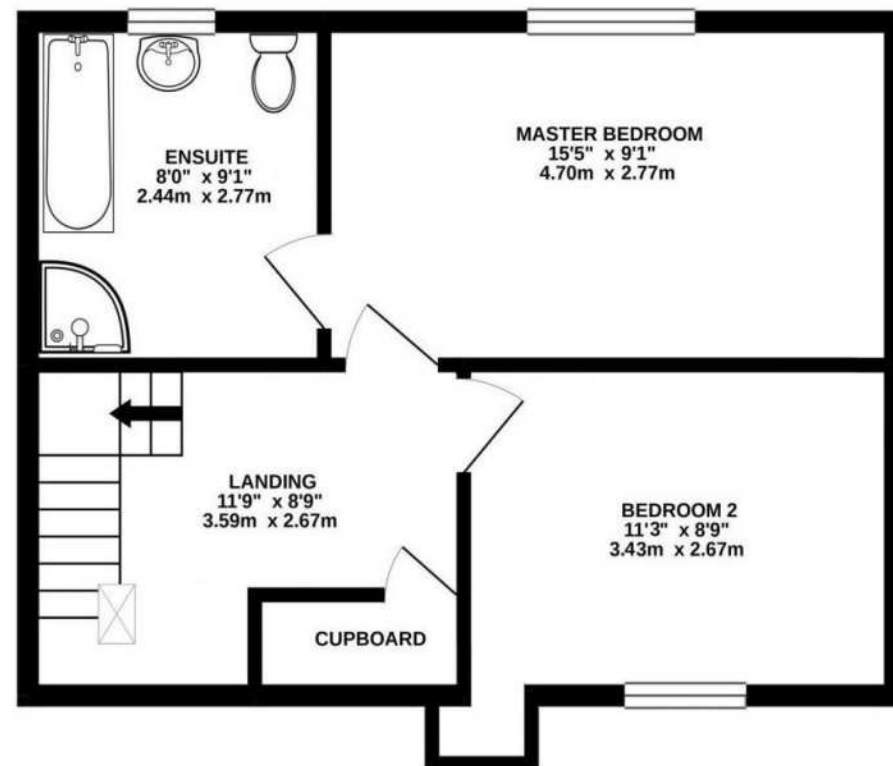
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TOTAL FLOOR AREA : 947 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



Set within a beautifully tranquil spot in the quaint village of Winfrith Newburgh, this delightful semi-detached cottage is perfectly placed for those seeking a quieter outlook. Enveloped by a beautifully manicured, picturesque walled garden with gently flowing stream. The village itself benefits a highly regarded and well stocked village store and post office, along with a public house/restaurant. Lulworth Cove and Durdle Door are a mere 3 miles away, offering arguably some of the most breath-taking views and coastline within the Purbeck Isle.

Entrance to the property via the front door leads into a good size hallway which offers plentiful light with doors leading off to the ground floor accommodation. The living room is of a good size with doors to the beautiful grounds. There is a dining room which could also be utilised as a ground floor bedroom, with adjacent shower room. The kitchen overlooks the manicured lawns and delightful stream.



The first floor comprises of two bedrooms and a generous size landing space with storage. The master suite benefits an en-suite bathroom with the second bedroom offering elevated views over surrounding countryside via the skylight. Outside this home is enveloped by immaculately presented communal gardens with mature shrubs, trees and flower borders. There is a beautiful stream that gently flows across the entire plot, along with a private patio area off the living room, perfectly placed for dining alfresco in the warmer months.

This is one of seven leasehold properties nestled in this quiet corner, designated for those over 55.

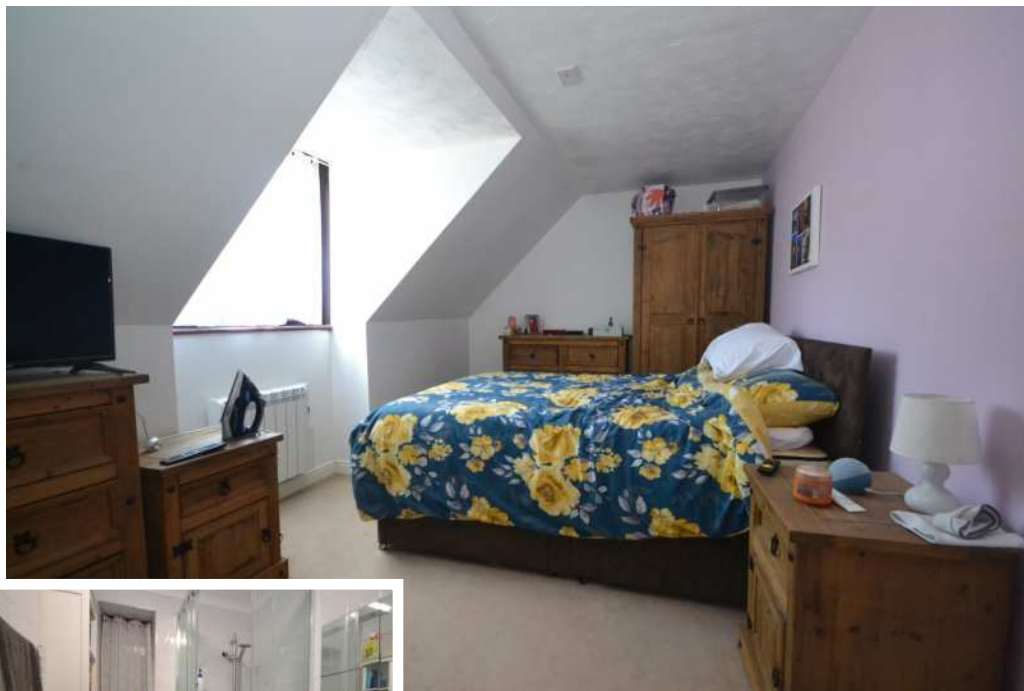
Winfrith Newburgh is a beautiful village with an award winning convenience store and post office. There are plentiful walking and cycling routes directly from your door with the stunning Jurassic Coastline just a short journey away.



Entrance into this well presented property offers adequate space for storing coats and wellies! There is a galleried style open landing with skylight, allowing natural light to flow into the space.

The kitchen is of a good size, overlooking the stunning garden with a variety of units and space for white goods. The living room enjoys plentiful space for entertaining and double aspect with doors onto the patio area, perfect for outdoor dining in the summer months!

A separate dining room benefits a double aspect and could readily become a ground floor bedroom should this be desired. There is also an adjacent shower room comprising of shower cubicle, basin & WC.



Stairs rise onto a good sized landing with built in storage cupboards, benefitting natural light in abundance from the skylight above.

There is a generously sized master bedroom with adequate space for storage which also includes a large en-suite bathroom, comprising of bath, separate shower cubicle, pedestal basin and WC.

A second bedroom is of a good size and enjoys elevated views over the surrounding countryside via the velux window.

Views from all rooms are varied and plentiful over the stunning communal gardens and surrounding countryside.

Agent note: The property is Leasehold with an annual service charge of £1000. There is an age restriction of over 55. Lease remaining 160 Years





Outside of this tranquil setting you will find beautifully manicured communal gardens that envelop the entire property. A patio area is perfectly placed for watching the pretty stream go by and for the keen gardener there are plentiful opportunities to nurture this truly magnificent space. There is adequate parking available with a designated carport along with visitor space.

The peaceful and quintessentially English village of Winfrith Newburgh, is perfectly placed for exploring the Jurassic Coast. Perfect for those seeking a quieter location to call home, surrounded by countryside. This popular rural village has a strong sense of community with a thriving post office and shop, village hall and historic 12th Century Church. There are an abundance of picturesque walking routes immediately accessible from your door, enjoy the stunning scenery whilst crossing the "Five Mary's" which lead to the village of East Chaldon, here you will find the delightful and locally renowned Sailors Return Pub, the perfect pitstop along the way!



Viewing by appointment through:

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PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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