



## 24 Oakley Lane, Wimborne, BH21 3AB

Offers Over £350,000

- Character Lady Wimborne Cottage
- Character Original Features
- Driveway For Ample Parking
- Sought After Canford Magna Location
- Gas Central Heating
- Large Mature Plot
- 2 Double Bedrooms
- Cozy Sitting Room
- Garage

# 24 Oakley Lane, Wimborne BH21 3AB

A delightful Lady Wimborne cottage offered for sale in the popular and sought after area of Canford Magna. A charming two double bedroom semi detached house set in a good size plot with large frontage providing ample parking and leading to a mature rear garden. The property has many of the original character features but also offers open plan kitchen diner for contemporary living. A super home with the benefit of no forward chain.



Council Tax Band: D



## Property Details

### Area

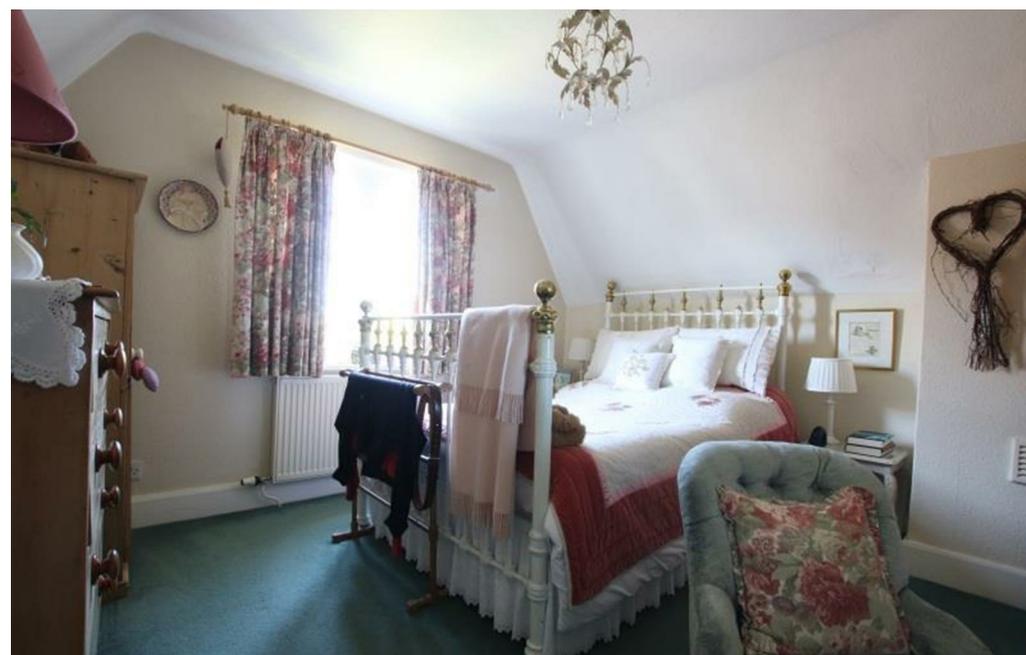
Canford Magna is a sought after village situated just South of the River Stour close to the Market Town of Wimborne. A semi rural location with picturesque walks and cycle tracks on the 'door step'. Home to the renowned boarding school set in stunning grounds. Canford has a residential mix of character buildings, cottages, and newer developments, perfect for couples or families looking for a quiet, friendly and relaxed location.

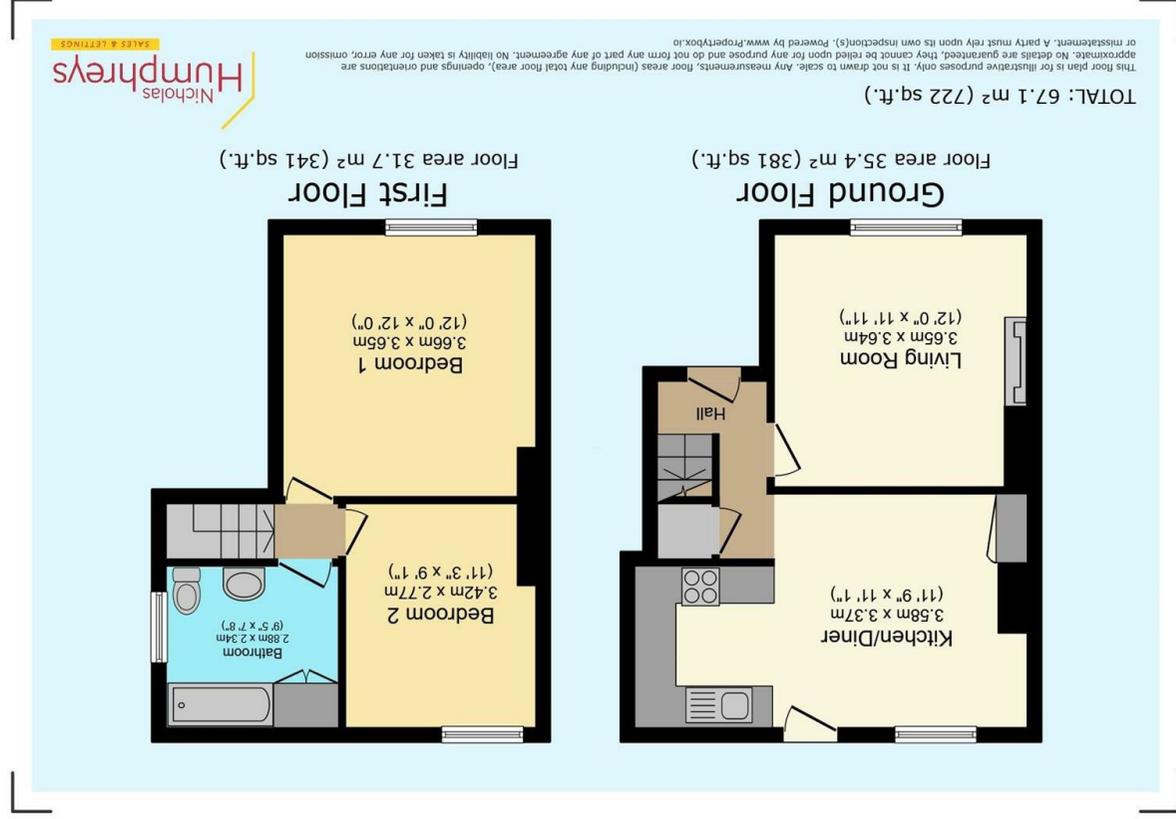
### Description

Accommodation Comprises, front door through to Entrance Hall. space for coats etc, large understairs storage cupboard. Lounge, located to the front of the property, character features including pretty Victorian style fireplace and shelved alcove to one side. Open plan Kitchen/Diner located at the rear, Kitchen Area with range of work surfaces and storage cupboards, space for appliances, double

aspect with character windows to rear and side, open to Dining Area, built in storage cupboard. Stairs from entrance hall to First Floor Landing. Main Bedroom to the front, generous double. Second Bedroom is also a good size double, rear aspect. Large Bathroom, window to side, paneled bath with shower attachment over, low level w.c, wash hand basin, part tiled, built in airing cupboard. Outside, property is set in a large plot with ample frontage, laid to lawn garden, Plenty of off road parking and access to the rear garden. A mature plot bordered with trees and shrubs. Garden is laid lawn to and paved patio adjoins the property. The property has the benefit of single garage accessed via adjoining lane opposite the property.

**Tenure**  
Freehold





## Views

Views by arrangement only.  
Call 01202 88 90 88 to make an appointment.

Energy Efficiency Rating	
Potential	
Current	49
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)