

**DIXON
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Draft Particulars

Well Presented Character 3-Bedroom Cottage with Sunny Garden

Tenure: Freehold

Approx 109 sq meters (1173 sq ft)

**Gatemans Cottage, 193 Station Road,
West Moors, Ferndown, Dorset BH22 0HX**

Price £350,000

- Entrance Hall with Cloakroom
- Large Lounge/Dining Room
- Conservatory
- Fitted Kitchen
- 3-Good Bedrooms
- Modern Bathroom
- Gas Central Heating & PVCu Double-Glazing
- Wide Block Driveway
- Delightful Mature Garden
- Ideal Location close to amenities & wooded walks

Almost all books relating to the village of West Moors will have photographs of the Gatemans Cottage, a former signalman's cottage for railway workers. The property used to sit alongside the long gone Castleman Railway line but now occupies a prominent position in the heart of the Village Centre with shops & services close to hand. This 3-bedroom character house has been modernised throughout and offers charming accommodation. Outside the property has good 'off-road' parking & a mature garden which enjoys a sunny aspect.

Viewing recommended!

Accommodation with Brief Description:

Entrance Hall: Tiled floor.

Cloakroom: Wash basin & WC. Wall mounted combination gas boiler.

Lounge/Dining Room: A good-sized room with feature fireplace & wood effect vinyl flooring. Stairs to first floor with cupboard below. Double doors to:

Conservatory: PVCu double-glazed construction with dwarf wall surround & doors to rear garden.

Kitchen: Range of modern floor and wall cupboards with inset stainless steel sink unit. Built-in oven with gas hob & cooker hood above. Plumbing for washing machine & space for fridge/freezer. Pleasant aspect to rear side elevation.

FIRST FLOOR

Landing: Window to front elevation.

Bedroom 1: PVCu double-glazed window overlooking side aspect.

Bedroom 2: PVCu double-glazed window overlooking side aspect.

Bedroom 3: PVCu double-glazed window overlooking rear garden.

Bathroom: Fully tiled. White suite comprising panelled bath with thermostatic shower over & glass screen fitted. Vanity wash basin & WC. Chrome heated towel rail.

Gas Central Heating (system untested), PVCu Double-Glazing, PVCu soffits, fascias & gutters

Block Driveway providing 'off-road' parking & addition side parking area.

Rear Garden: Mature rear garden predominantly laid to shingle with raised shrub beds & paved patio to the rear of the house. Overall, the garden enjoys a sunny aspect. Outside tap. Wrought iron side gates. Brick shed.

Council Tax Band 'C'

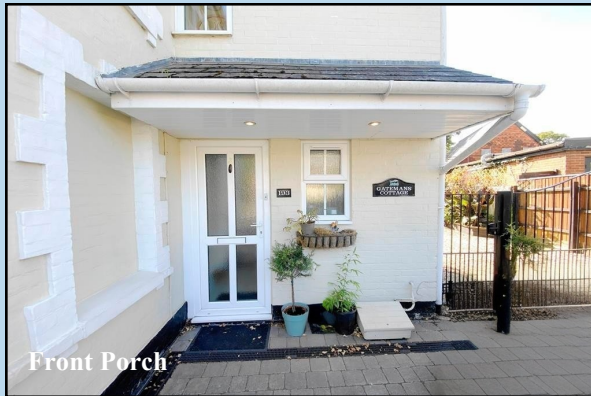
Energy Rating 'D'



Fitted Kitchen



Lounge



Front Porch



Good Parking

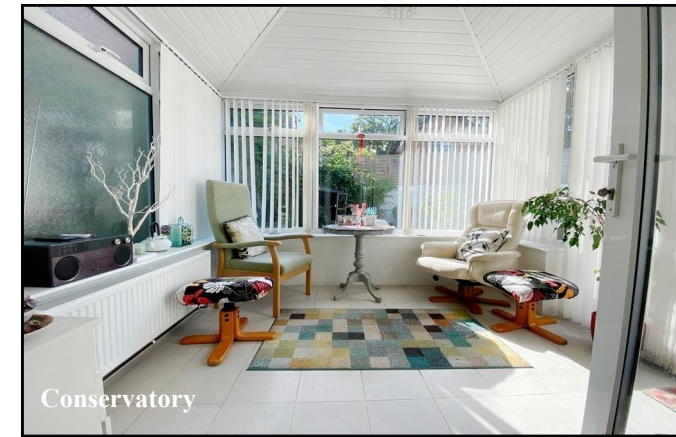
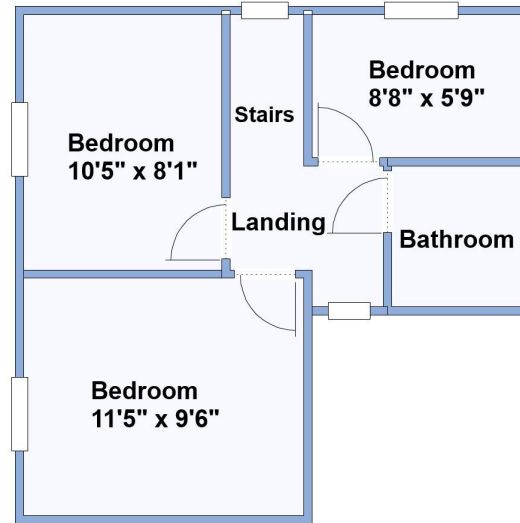


Lounge



Lounge/Dining Room

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04882



This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.

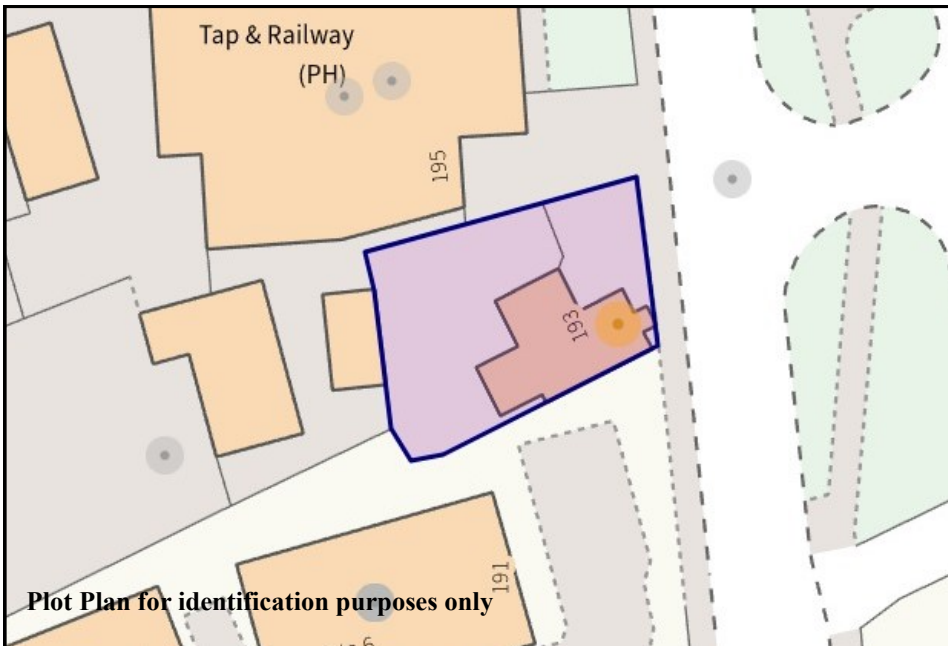




Rear Garden



Mature Garden



Plot Plan for identification purposes only



Rear Elevation