



49 Leigh Road
Wimborne
Dorset, BH21 1AE

A well presented 3 bedroom detached family house with a large, beautifully kept, private rear garden, in a convenient location at the edge of Wimborne town centre.

ASKING PRICE: £595,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



The property has been refurbished to a high specification in recent years, and features an open plan kitchen/family room with French doors to the garden, ample off road parking, a large timber workshop/potting shed (7.350m x 2.450m), and planning permission to add a ground floor shower room extension.

The house benefits from gas central heating, alarm system, and UPVC double glazing and is set in a non-estate location, close to a convenience store and within about half a mile of The Square.

A covered porch with brick pillars leads to a spacious reception hall with stained glass internal window and cloakroom.



3



4



3



To the front, the dining room/bedroom 3 has a bay window, open fireplace, and glazed double doors to the living area which has an open fireplace (with a gas and electric connection) and French doors to the garden.

The open plan kitchen/breakfast room has exposed timbers and brick features, a conservatory style roof with electric skylight, pine units, quartz worktops, large breakfast bar, space and plumbing for washing machine and dishwasher, cupboard housing a Baxi central heating boiler (replaced in January 2024 with a 10-year guarantee), gas hob, integrated Smeg double oven, retractable larder, full height fridge, space for table and chairs, Karndean flooring, water softener and door to the garden.

The galleried first floor landing has a study area and access, via a retractable ladder, to the partially boarded loft (with fitted light.)



There are 2 spacious double rooms with a range of fitted furniture, and a spacious bathroom (formerly the third bedroom.)

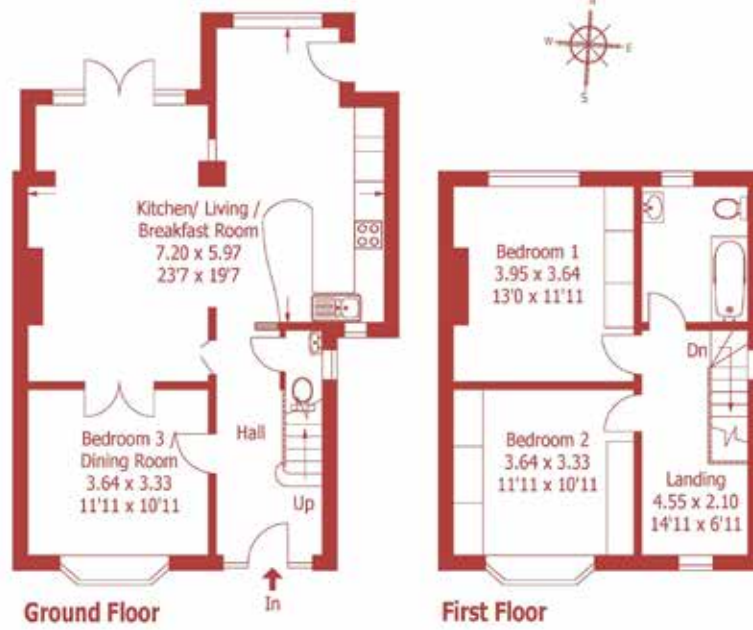
A driveway leads to parking for several vehicles. High timber gates at one side lead to a further secure area with gate to the rear garden which is a particular feature, offering a large degree of privacy.

There is a terrace adjacent to the house, a pergola, a lawn, well stocked with shrubs and plants, timber summerhouse, block paved foot-path and patio, trellis, raised gravel bed, large workshop/potting shed 7.350m x 2.450m (with power and lighting), and store room.

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.



Approximate Gross Internal Area :- 108 sq m / 1158 sq ft



For identification purposes only, not to scale, do not scale



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools.

There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From the roundabout next to The Quarterjack health practice, proceed east into Leigh Road. Number 49 can be found on the left hand side, between the right hand turnings to Crescent and Grove Roads.

Council Tax: Band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	