



58 East Borough
Wimborne, Dorset, BH21 1PL

A charming and characterful detached house within level walking distance of Wimborne Square, offering generous, flexible accommodation ideal for families or those looking for a property with real personality and room to grow.

PRICE GUIDE: £625,000
FREEHOLD





This attractive family home extends to over 1800ft² and provides well proportioned living space including an impressive living room, a large kitchen/breakfast room, 2 en suites and a further family bath/shower room. There is ample off road parking and a spacious rear garden, and the property is in a convenient location accessible to many town centre amenities.

A welcoming storm porch opens into the entrance hallway, which features a useful under stairs storage area and a WC. To the left, a lovely reception room with a feature fireplace and bay window currently serves as a fifth bedroom, offering versatility.

The kitchen/breakfast room has been modernised to a high standard, with a generous range of units, a beautiful marble effect worktop, an inset ceramic sink and a waste disposal unit. Appliances include a 6-ring gas hob with 1.5 ovens beneath and extractor above, and there is space for dishwasher,





washing machine, and American style fridge freezer. The spacious breakfast area benefits from stylish feature lighting, and double doors opening directly onto the garden.

Accessed from both the hall and the breakfast area, the generously-sized square living room offers character, with exposed timber floor, modern multi-fuel stove, and wide bifold doors to the garden. A further ground floor room offers flexibility of use as either a bedroom or a study.

Stairs lead to the first floor, and on the right there is bedroom 3, a long room which lends itself to various uses. To the left, bedroom 2 enjoys a pleasant outlook to the front and has fitted wardrobes and a well appointed en suite shower room. There is a family bath/shower room comprising a shower, bath, wash basin and WC. Through an archway to an inner hall, bedroom 4 is a comfortable single room with a side aspect.

The impressive, large principal bedroom features a stunning vaulted ceiling, exposed beams and an open plan en suite comprising a beautiful free

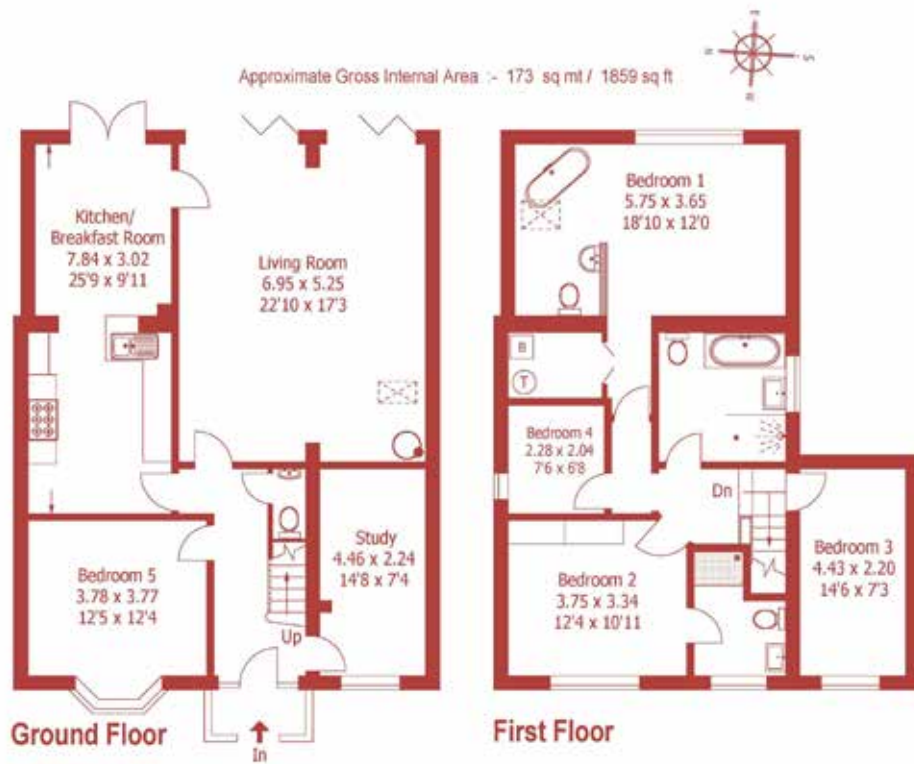


standing bath, wash basin, WC, and both rear and Velux windows bringing in natural light. Double doors from this room lead through to a spacious walk-in laundry room housing an over-sized hot water tank, a recently fitted boiler, and ample shelving and hanging storage.

Outside, the property benefits from a substantial hard-standing area providing off road parking for multiple vehicles, with attractive brick wall boundaries to the front and side.

The generous rear garden is a real asset, with a wide patio, accessible from both the living room and breakfast areas. There is a large lawn perfect for outdoor dining and relaxation, with timber fencing to either side, offering privacy. Mature trees and established shrubs add natural beauty, and a second patio surrounds a charming summerhouse with its own independent electrics and lighting, offering workspace potential. A gate leads to a secure enclosed area which provides a second large shed offering potential for future use or replacement with something more substantial. Rear access to the garden from the side lane.





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



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LOCATION: 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. 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: By car from Wimborne town centre, proceed along West Borough, continuing ahead at the traffic light junction with Stone Lane. At the petrol station, turn right into East Borough, and the property can be found on the left hand side, before the turning to Allenbourn School.

COUNCIL TAX: Band F

EPC RATING: Band C







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