



78 Wimborne Road West Wimborne, Dorset, BH21 2DP

An extended 4 bedroom chalet bungalow located 1.7 miles away from Wimborne town centre. It boasts ample off road parking, and a large, mature south facing rear garden including a cabin containing a hot tub. The property offers flexible living, and would be ideal for families looking to accommodate a dependent relative or frequent guests.

PRICE GUIDE: £525,000-£550,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



As you enter the property through an enclosed brick and double glazed entrance porch, you are greeted by a large entrance hall. There is a bright, through sitting room featuring a fireplace (with inset log burner), a large picture window to the front, and sliding UPVC doors leading out to a patio area and the rear garden.

There are 2 further rooms on the ground floor which have previously been used as guest bedrooms, and a fully tiled bathroom.

The kitchen/dining/breakfast room comprises three areas: a formal dining area (with a front aspect window), a kitchen area (with a large island, a fitted oven, grill/small oven, microwave, full-length fridge, full-length freezer, space for a dishwasher and 4-ring gas hob), and a breakfast area set under a window overlooking the garden.



4



4



3



Off the breakfast room, there is a bright study with its own access to the garden, and the room has a fitted desk, matching bookcases and store cupboard (which houses the boiler).

There is also a utility room (off the study) comprising a range of cupboards, sink, space for washing machine and tumble dryer, and a door leading to the garage which has power and an electric roller door.



A conservatory sits off the breakfast room which is a bright, light space enhanced by low dwarf brick walls to maximize the light and space, with double doors leading out to the garden and patio area.

To the first floor, the landing offers an over-sized space (currently set up as a reading area), with a double door storage cupboard, double glazed windows with views over the rear garden, and Velux style windows to the front.



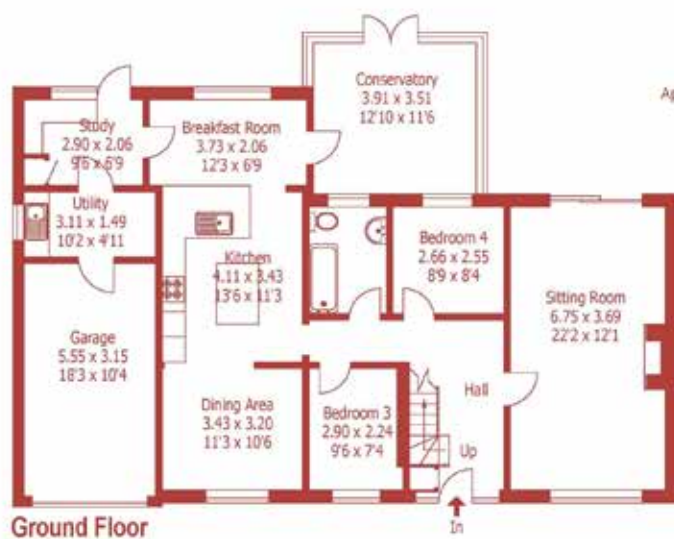
The main bedroom features a walk-in dressing room, linen cupboard, an en suite shower room, and steps leading down to the main sleeping area with Velux style windows to both the front and rear of the property. There is a further double bedroom, currently set up as a twin bedroom, with Velux style windows, and an en suite shower room. Also, under eaves storage can be found in all areas of the upstairs.

Outside, across the rear of the property, there is a patio area ideal for al fresco dining adorned with mature wisteria, plants, and feature red brick arches. The garden boundary is enclosed by wooden fencing with deep mature borders. There is a cabin with a hot tub inside, a greenhouse, a hen house, and 2 timber sheds.

The property also has its own pond and water feature creating a private and tranquil space that receives sunlight all day long.

To the front of the property, there is ample off road parking for several vehicles, with access to the house and the integral garage.





Approximate Gross Internal Area > 188 sq m / 2025 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings.



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.



This area is enclosed by wooden fence panels with access to both the sides of the property to the rear garden via wooden gates.

The property is fully double glazed with gas fired central heating, and is in good decorative order throughout.

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: From Wimborne, proceed along Leigh Road which then becomes Wimborne Road West. Continue past Hayes Lane and the petrol station on the left hand side and 78 Wimborne Road West can be found on the right hand side, after a short distance.

COUNCIL TAX: BAND E

EPC: BAND D



**Christopher
Batten**

in association with

Winkworth