



Christopher
Batten

in association with

Winkworth

Hillside, 16 St Johns Hill, Wimborne, Dorset

BH21 1DD

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An attractive and unusual Victorian semi-detached house with additional ancillary accommodation, together amounting to over 3,000ft², offering Airbnb potential and far reaching views across the Stour Valley, situated in a sought after road about a mile from Wimborne Square.

PRICE GUIDE: £995,000
FREEHOLD

COUNCIL TAX: House = Band E. Flat = Band A

EPC RATING: House = Band C. Flat = Band C

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This imposing character residence was built in 1895 and has facing brick elevations under a slate roof. It has been well maintained and benefits from gas central heating and double glazing.

Hillside offers great versatility, offering a spacious basement and a large 2-storey extension providing scope for dependent relative and/or 'home and income' use.

The house stands in a conservation area and has many character features including fireplaces, ceiling cornicing and panelled doors. There is ample off road parking, a garage and a well stocked, private garden. Solar panels on the southern side of the roof generate electricity, earning a rebate from the National Grid.

An entrance porch (with an encaustic tiled floor) leads to a reception hall with under stairs cupboard and cloakroom (with WC and wash basin.) The nicely proportioned sitting room features an attractive bay window and a fireplace with inset gas fire. A central hall gives access to a large, open plan kitchen/dining/family room with fireplace and inset log burner, and double glazed French doors to a sun room/studio (with steps down to the front garden.) The kitchen has Karndean flooring, a central lantern light, an extensive range of units, solid beech worktops, 2 integrated freezers, Stoves electric range cooker (with induction hob and ovens), cooker hood, integrated Neff dishwasher and larger fridge, and twin bowl ceramic sink.

Off the central hall there is a spacious study, and an airing room with drying space, fitted sink, and space for washing machine and dryer.

From the reception hall, an attractive staircase leads to the first floor landing which has a retractable ladder to the part boarded loft (with fitted light.) Bedroom 1 has an en suite cloakroom and views over Wimborne, and bedroom 2 has an excellent range of built-in wardrobes, a French door to a front balcony, and Wimborne views. Bedroom 3 has exposed timber floorboards, a (sealed) Victorian fireplace, and a fitted dressing table, shelving and hanging space. Bedroom 4 enjoys far reaching views towards Canford Heath. The family bath/shower room comprises bath, shower, WC and wash basin.



Accessed from the central hall, there is a spacious 2-storey rear extension. On the lower level, a central hallway (with deep cupboards) leads to a kitchen (with electric hob, oven, cooker hood and fridge-freezer) which is often used when entertaining in the garden, a dual aspect reception room with fireplace and gas fire, a further room (which could be used as an office or guest bedroom) with built-in cupboards, and a bathroom. There is direct access to the rear garden.

Also from the central hall, stairs lead up to the first floor, where there is a guest suite comprising a lounge, a kitchen (with electric oven, hob, cooker hood and fridge), a double bedroom and an en suite bathroom.

From the driveway there is a door access to the basement, which has restricted head height and is arranged as 3 separate rooms including a utility area with plumbing for washing machine and space for tumble dryer and freezers, a central store room and a separate workshop (with Baxi gas central heating boiler and hot water cylinder.) The basement provides excellent storage space, and potential, due to the open floor, for extra height to be gained, subject to engineer's comments and building regulations.

The property is approached off a driveway which provides ample off road parking and leads to a garage. The front garden enjoys privacy and has a raised rockery, magnolia tree, a lawn and shrub borders. The large, well stocked rear garden has a large central lawn, a patio, raised beds, a mature apple tree and a log store.

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 town centre, proceed east along Leigh Road. At the crossroads with Avenue Road and St Johns Hill, just after St Johns Church, turn left into St Johns Hill, and the property can be found on the right hand side.





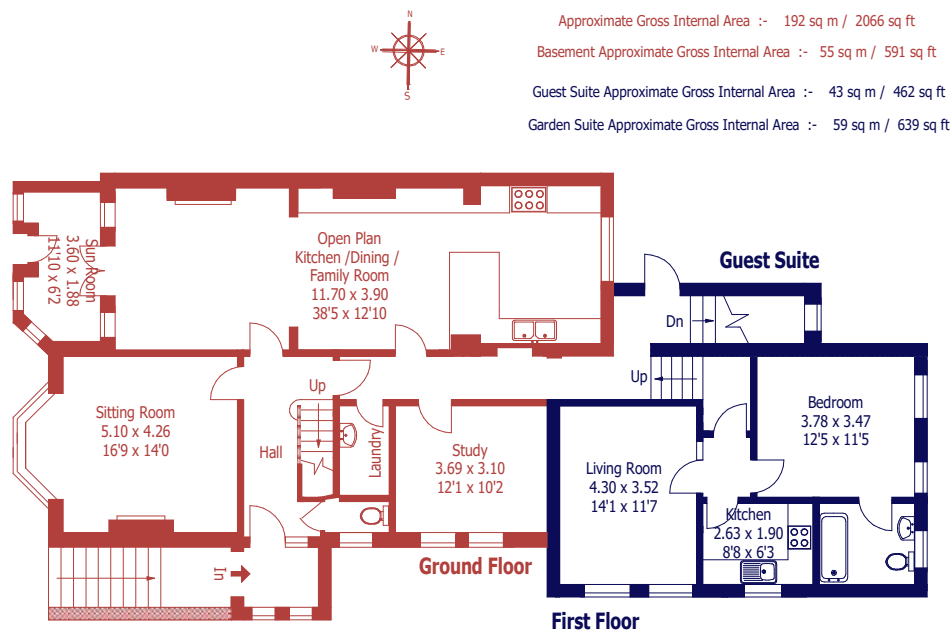




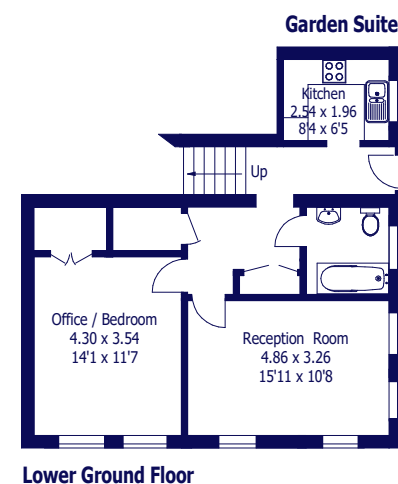
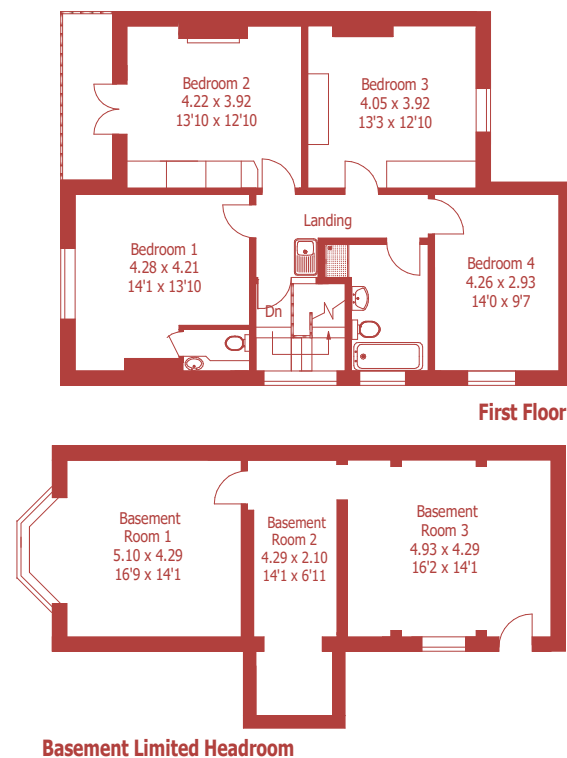








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