



79 The Vineries Wimborne, Dorset, BH21 2PY

A deceptively spacious, extended 4 bedroom detached chalet style property with delightful views over the adjacent countryside to the rear.

The property is set on an established residential development in a semi-rural location at the edge of Wimborne.

**PRICE GUIDE: £600,000-£625,000
FREEHOLD**



Christopher
Batten

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Since 2022 it has undergone a programme of extension and refurbishment including re-wiring, a new gas boiler, under floor heating to ground floor, Lusso taps and shower in the bathroom, and new UPVC double glazing. The principal ground floor rooms have LVT flooring, and the contemporary style open plan living area features a lantern rooflight, recessed lighting and powder-coated aluminium bifold doors onto a large garden terrace with lovely country views. Outside there is ample off road parking, and the former garage has been converted into an independent garden studio/home office with an en suite shower room.

An integral porch leads to a spacious reception hall with a laundry cupboard (with space and plumbing for washing machine and tumble dryer).



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  4
  2



The superb open plan kitchen/living/dining room has an extensive range of sleek contemporary units and worktops, a Belfast sink, Neff induction hob, extractor, Neff oven and microwave, dishwasher and fridge-freezer. An open walkway leads to the spacious, well proportioned living area which has a lantern rooflight and bifold doors to the rear garden.

There are 3 ground floor bedrooms, one of which has fitted wardrobes. A rear hallway with an under stairs cupboard leads to a bath/shower room (with shower, slipper bath, WC and circular basin on a wash stand).



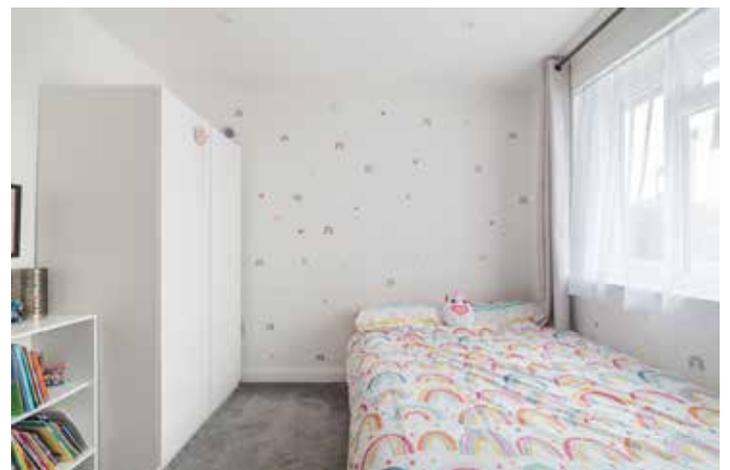
Stairs from the rear hallway lead to a small first floor landing with cupboard containing the Worcester gas central heating boiler (which is still covered by warranty).

Bedroom 4 has access to eaves storage space, and there is a cloakroom with WC, wash basin and further eaves storage access.



A wide gravelled driveway provides ample off road parking and turning space, and extends down the side of the property. A side gate (with water tap) leads to the rear garden which has a full width paved terrace, a raised lawn and views over the open countryside to the rear. The garden studio/home office/gym (formerly the garage) has an en suite shower room.

Location: The Vineries enjoys easy access to local amenities in Colehill. 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.





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Directions: From Wimborne, proceed along Leigh Road in an easterly direction. As you leave the town, take a left hand turning into Northleigh Lane. Proceed over the old railway bridge and turn right into Leigh Lane. Take the second turning on the left into The Vineries. Follow the road round to the top, and number 79 can be found towards the far end, on the left hand side.

Council Tax: Band E

EPC Rating: Band D

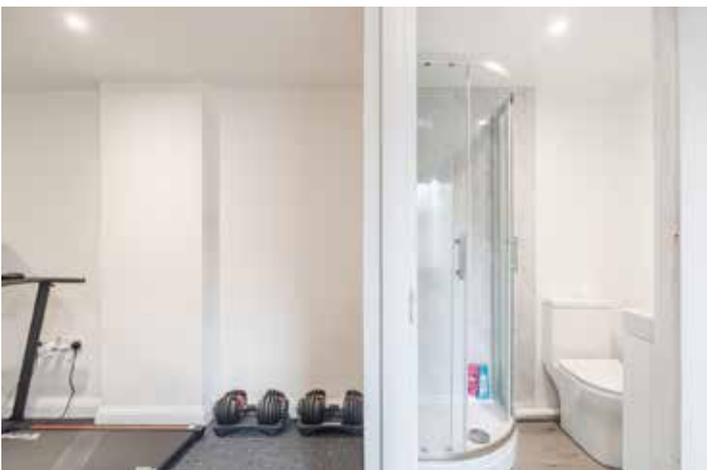






properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT



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