



15 Pine Tree Close  
Wimborne, Dorset, BH21 1BP

A spacious, well presented 5 bedroom detached family house on a popular development within walking distance of Wimborne town centre.

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



Christopher  
**Batten**

in association with

Winkworth



This well maintained home has a refurbished family bathroom and en suite, a large rear conservatory, UPVC double glazed windows, gas central heating system, water softener, and solar panels and thermal water tubes to the rear elevation.

It stands in an elevated position in a small cul-de-sac on the popular Highland Park development which adjoins woodland areas with scenic walks, enjoys easy access to schools, and is within 10 minutes' walk of Wimborne town centre. Bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

There is a spacious reception hall with a central archway, giving access to a cloak-room (with WC and wash basin) and a study overlooking the front garden.





Glazed double doors lead to a spacious L-shaped sitting/dining room with parquet flooring, stone fireplace with inset wood burner, and double doors to a rear conservatory which in turn has double and single doors to the south facing rear garden.

The spacious kitchen/breakfast room has an excellent range of units and worktops, peninsular breakfast bar, space and plumbing for dishwasher, Stoves gas hob, cooker hood above and Stoves electric oven. An open walkway leads to a utility room with space for upright fridge-freezer, space and plumbing for washing machine, cupboard containing a water softener, cupboard housing a Potterton gas central heating, boiler, broom cupboard, and door to outside.

Stairs lead to a galleried first floor landing with a double airing cupboard.



Bedroom 1 has 2 built-in double wardrobes, and a refitted en suite bathroom with bath (with shower and screen over,) wash basin, concealed cistern WC and fully tiled walls.

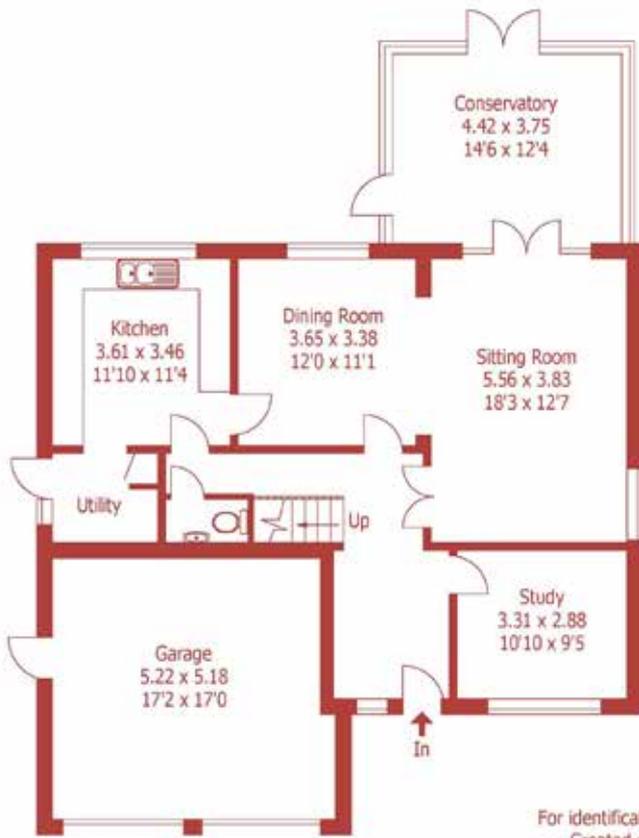
Bedroom 2 has a built-in double wardrobe and access via a retractable ladder to the part boarded loft space (with fitted light.)

Bedroom 3 has a built-in double wardrobe and there are 2 further double bedrooms.

The family shower room has a corner shower cubicle, concealed cistern WC, wash basin and fully tiled walls.

A block paved driveway provides ample off road parking and leads to a double garage (with 2 up-and-over doors, lighting, power points and personal door to the side.)





Ground Floor

Approximate Gross Internal Area :- 187 sq mt / 2009 sq ft



First Floor

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



**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.

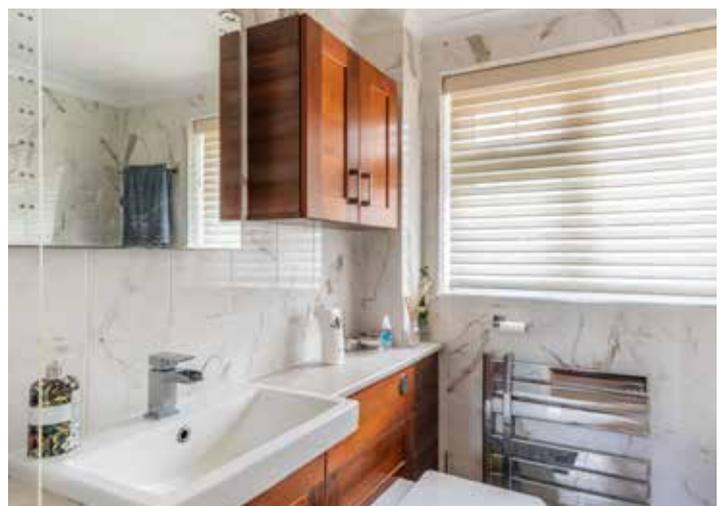


There is a lawn interspersed with shrubs, and access at the side to the nicely enclosed, south facing rear garden which features a paved terrace, a lawn, wide flower and shrub borders, steps to a timber sun deck, a kitchen garden area with 2 raised beds, an ornamental pond, a block built garden/ bike store and a rear garden gate access.

**DIRECTIONS:** From Wimborne, proceed up Rowlands Hill. At the small roundabout, take the second exit into St Johns Hill and turn immediately left into Cranfield Avenue. Take the fourth turning on the left into Pine Tree Close, and the property can be found at the top of the cul-de-sac on the left hand side.

**COUNCIL TAX:** Band F

**EPC RATING:** TBC







properties@christopherbatten.co.uk  
01202 841171

15 East Street | Wimborne  
Dorset | BH21 1DT



Christopher  
**Batten**

in association with

Winkworth