



Christopher
Batten

in association with

Winkworth

32 Rowlands Hill, Wimborne,
Dorset, BH21 1AW

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A stunning, extensively
refurbished 4 bedroom semi-
detached period house in an
exclusive development in one of
Wimborne's premier locations,
within walking distance of the
town centre.

PRICE GUIDE:
£1,150,000 FREEHOLD

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Moralee Close is a select enclave of 2 beautifully renovated character homes, original to the site and formerly home to 3 generations of the Moralee family, complemented by 8 attractive new build houses, in a sought after setting at the lower end of the exclusive Rowlands Hill.

All of the homes provide a seamless blend of the classic and the contemporary.

32 Rowlands Hill is a grand 4 bedroom, 3 bathroom residence offering high ceilings, intricate architectural flourishes, a cellar, a private garden and 2 parking spaces.

You are welcomed into an elegant, bright and spacious tiled reception hall housing an impressive staircase.

To the front is an attractive, dual aspect dining room, and behind this a large, well proportioned living room with a large bay window overlooking the garden. Both reception rooms have lovely period style fireplaces.



2



4



3

Also at the rear is a superb, contemporary kitchen/breakfast room with 2 sets of glazed doors to the garden, an extensive range of units and work surfaces, an island housing an induction hob, and a full range of integrated appliances.

Off the hall there is also a spacious utility room leading to a stylish cloakroom.

The handsome staircase leads to a large galleried landing, 4 bedrooms and 3 bathrooms.

The principal bedroom features a bay window and a large en suite bath/shower room. The second bedroom has an en suite shower room, and there are 2 further bedrooms and a family bathroom.

Outside, there are 2 parking spaces, and the private rear garden will be landscaped.

LOCATION: Rated as one of the best places to live in Dorset, Wimborne is a vibrant town proud of its famous Minster, founded in AD 705. It sets the standard for this historic market town which also boasts numerous elegant and charming Georgian buildings. The town hosts many events (including the world-renowned Wimborne Folk Festival in June), live music, comedy and drama at The Tivoli Theatre, and a wide variety of sport.





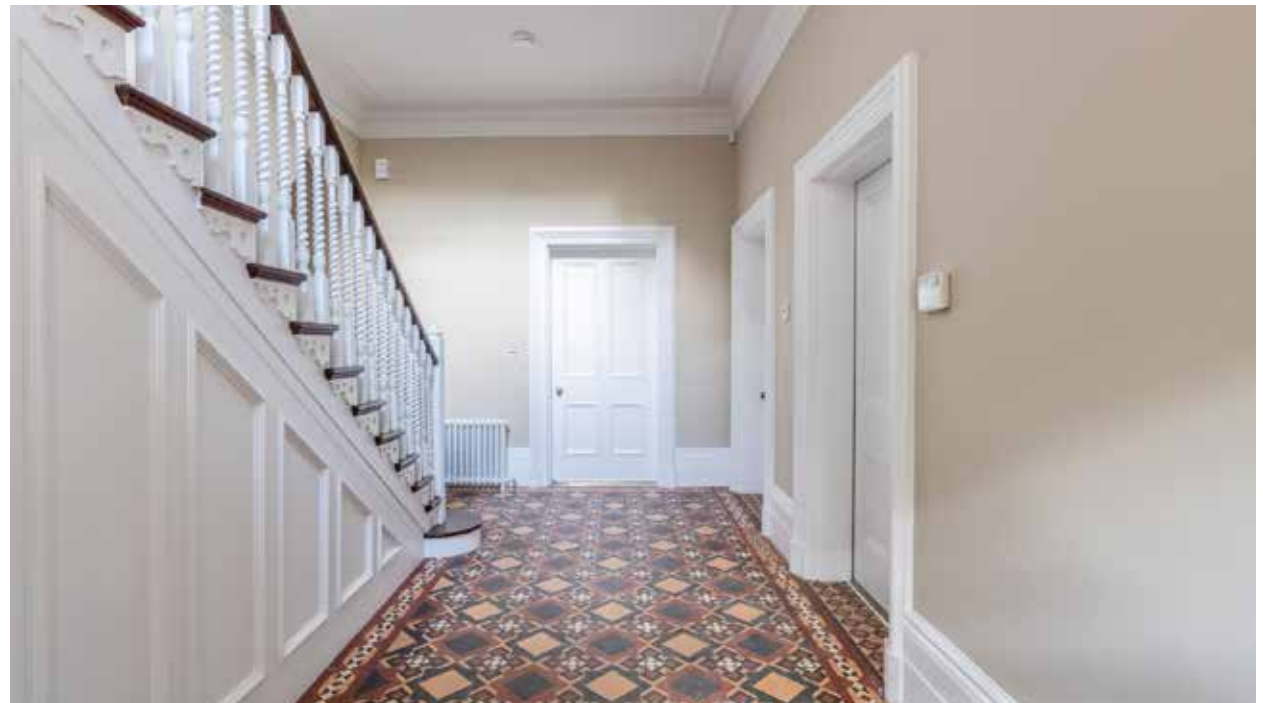
There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools.

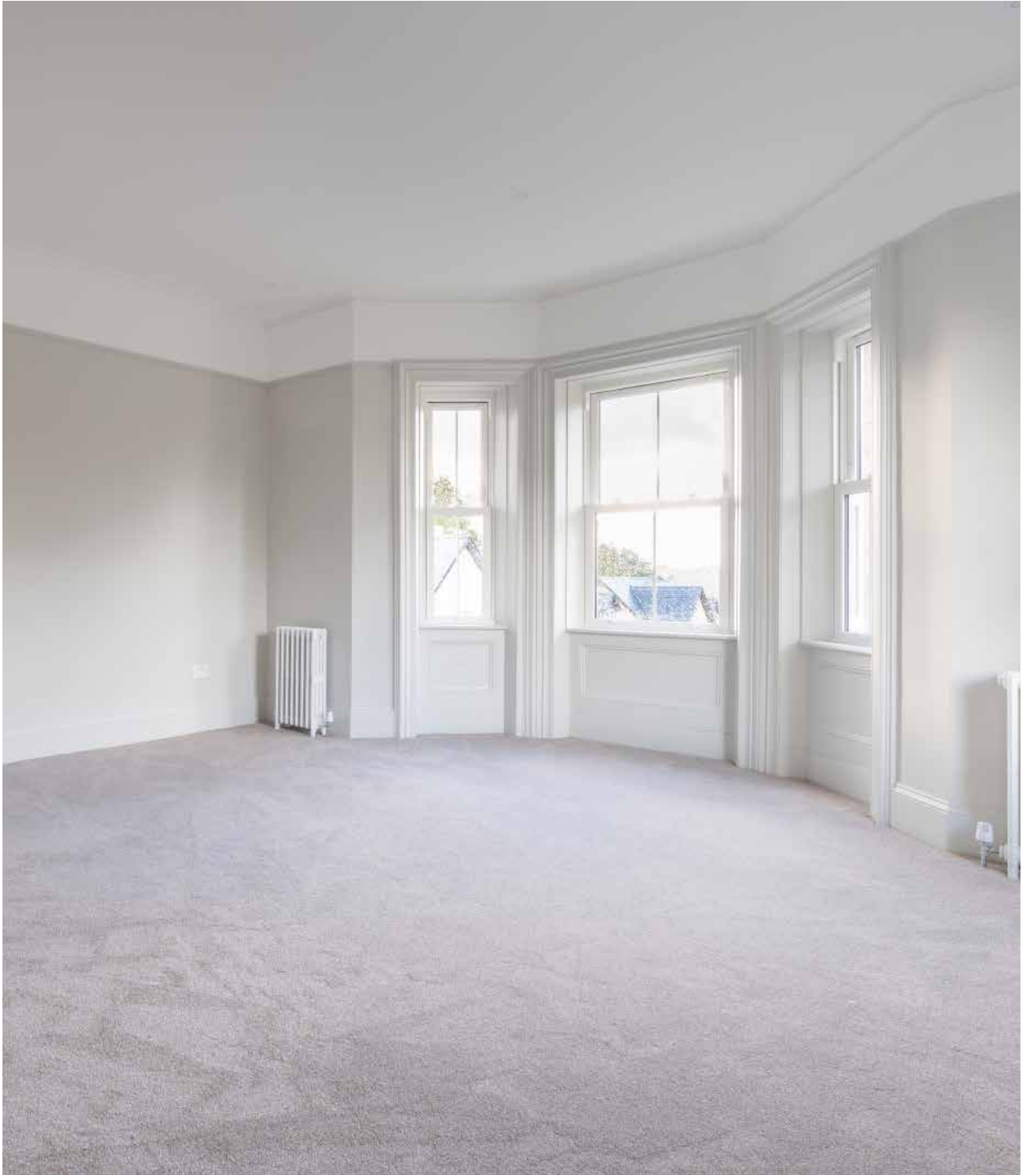
Wimborne is situated just on the edge of Cranborne Chase, a designated Area of Outstanding Natural Beauty, covering 380 square miles.

Getting out and about into beautiful open countryside studded with stately homes is simple, and there's plenty to offer those who enjoy walking, cycling, riding and stargazing.

For water sports, the sandy beaches of Bournemouth and Poole are less than 10 miles away. The wilds of the Jurassic coast and The New Forest are only slightly further away. With all this within such effortless reach, it's no surprise that Wimborne is so popular.

Transport links are good, including the A31 connecting with the M27 towards Southampton and London in one direction, and the West Country in the other. There are mainline railway stations in Poole and Bournemouth, and Bournemouth International Airport is about 8.5 miles away.



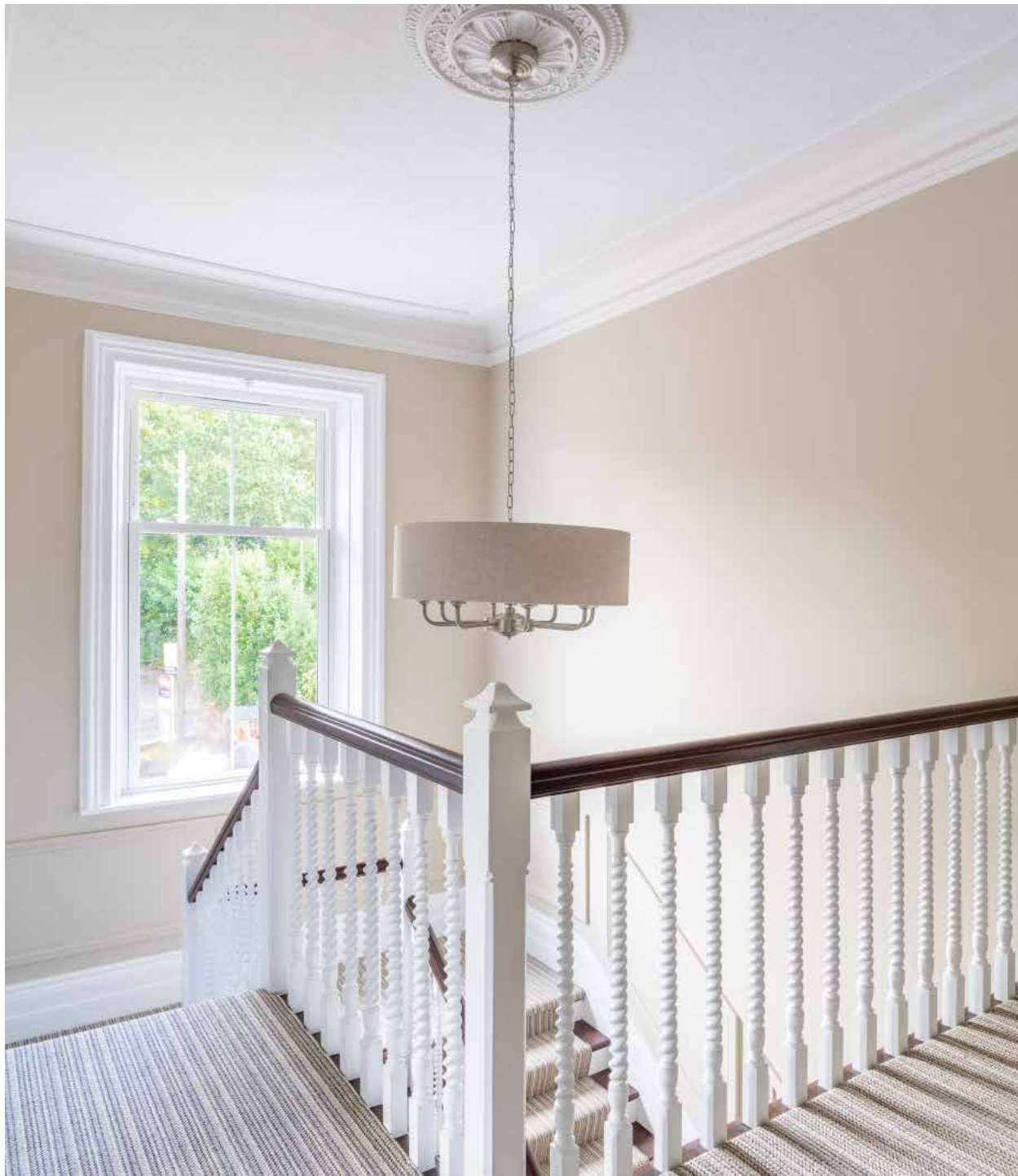


DIRECTIONS: From The Square, proceed along West Borough, passing the Tivoli Theatre on the left, and join the right hand lane. Turn right into Priors Walk which becomes Hanham Road. Proceed ahead at the next 2 roundabouts. Pass the police station on the left, and, at the next roundabout, turn left into Rowlands Hill. Moralee Close can found on the left hand side.

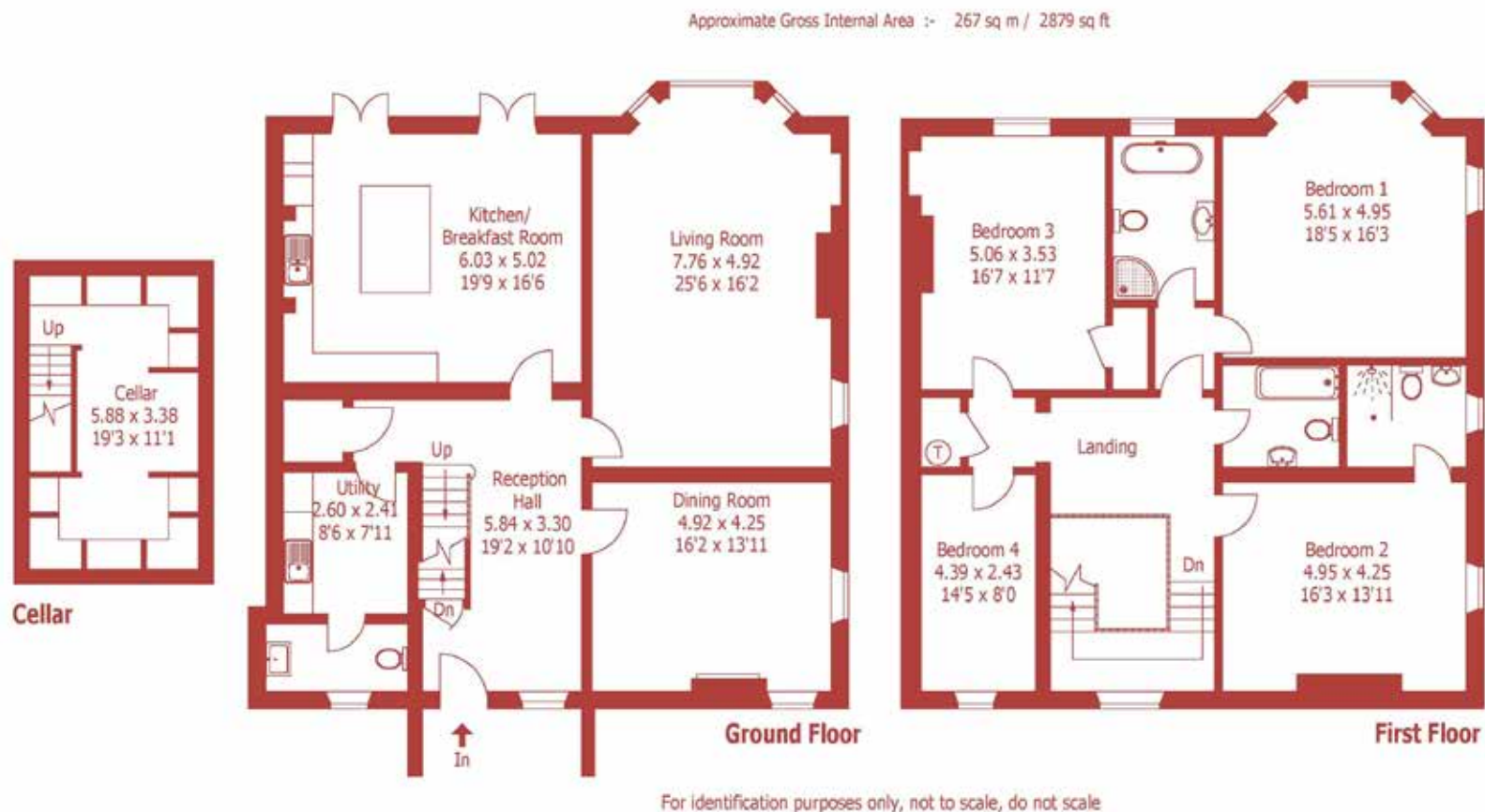
COUNCIL TAX: Band TBC

EPC RATING: Band TBC









DISCLAIMER:

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