



32 West Borough
Wimborne
Dorset | BH21 1NF

A magnificent 5 bedroom, 3 storey Grade II Listed Georgian town house within a few hundred yards' walk of Wimborne Square.

ASKING PRICE: £950,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



Dating back to 1814, the property has undergone a programme of conversion and renovation over the last 8 years.

Extending to about 3,000 square feet, the house has a wealth of interesting features including open fireplaces, dado rails, ceiling corncicing, a lovely Georgian staircase, a superb kitchen/living area with casement doors to the garden, and an attractive, south facing courtyard garden giving access to private parking spaces.

This large period town house is situated in a conservation area, directly opposite The Tivoli Theatre in the heart of Wimborne, and within easy reach of many amenities including shops, restaurants and schools for all ages.



 4  5  3



An entrance vestibule and a half glazed door lead to an impressive hall with oak floorboards, a high arch feature and under stairs storage space. There is a large cloak-room/boot room with concealed cistern WC, suspended wash basin, storage cupboards housing boiler and water tank, and porcelain floor.

The sitting room features a scrolled limestone fireplace with gas stove, ceiling cornicing and 3 arched recesses, and the dining room (currently used as an office) has a stone, cast iron and limestone fireplace, a built-in storage cupboard, and ceiling cornicing.

The kitchen has granite work surfaces, 2 stainless steel sinks, a range of base and wall units, a pine dresser, and a recess with oak beam, granite splashback and an inset Belling range cooker (with 5-burner hob, grill and gas and electric ovens.) There is a contemporary radiator, space for fridge-freezer,



integrated dishwasher and a porcelain floor. An arch and walkway lead to a family area which could be used as a dining area or a snug, with double glazed hardwood doors and casement door to the garden, high vaulted ceiling, and feature original Dorset limestone floor. A secondary beech and steel spiral staircase leads to a large mezzanine study/bedroom/games area.

There is a utility room with stainless steel sink, work surfaces, cupboards, space for white goods, and door to outside and parking area, and a shower room with corner shower cubicle, wash basin and WC.

From the hall, an impressive Georgian staircase (with handrail and dado rail) leads to a split level landing with wide arch feature, cornicing and ceiling rose. An inner landing gives access to a cloakroom (with WC and wash basin.)





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

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Bedroom 1 is a large, well proportioned room with a cast iron and pine fireplace and corncicing. A door and 2 steps lead down to an en suite bath/shower room with bath in a Travertine tiled surround, twin wash basins, WC, double shower cubicle, Karndean floor, and 'Jack & Jill' door to the landing. Bedroom 2 is a large double room with built-in cupboard, cast iron and pine fireplace.

From bedroom 1 an arched door and a short passageway lead to bedroom 2 – this could be converted into an en suite dressing room for bedroom 2. Bedroom 3 is a spacious room to the rear.

A staircase leads to a second floor landing. Bedroom 4 is a large double room with 2 windows overlooking West Borough and a cast iron fireplace. Bedroom 5 is a large double room, also to the front, with fitted cupboards. From bedroom 4 an arched door and a short passageway lead to bedroom 5 – this could be converted into an en suite





dressing room. From the landing a door and pine steps lead down to a large bathroom with free standing bathtub, wash basin, WC, corner shower cubicle, pine floor, part Travertine tiled walls, towel radiator and heritage style rooflight. A door leads to a large loft storage room.

There are parking spaces with vehicular access off Priors Walk. The south facing walled courtyard garden offers a large degree of privacy and is arranged for ease of maintenance as a split level paved entertaining terrace, with water feature, raised beds, brick planters, shrubs and a water tap.



Directions: From the centre of Broadstone, proceed along Higher Blandford Road until reaching the traffic lights at the junction with Springdale Road. Turn left and proceed up Springdale Road, going past the turning to High Park Road. The property can be found on the right hand side, almost directly opposite Springdale First School.



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Council Tax : F
EPC : Exempt due to listed
status

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