



37 Highland Road
Wimborne, Dorset, BH21 2QL

A beautifully presented, older style
3 double bedroom detached house
in a private unmade road in one of
Wimborne's premier residential
locations.

PRICE GUIDE: £845,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



Believed to date back to about 1912, and retaining character features including fireplaces, exposed timber floorboards, and a charming front verandah, the property has been restored to a high standard in recent years, including refurbishment of the roof.

It benefits from gas central heating, UPVC double glazing, and a modern kitchen, shower room and en suite bathroom. There is scope, subject to planning consent, for extension.

The spacious Shaker style kitchen/breakfast room includes a gas Aga, a Belfast sink, and French doors to the rear garden, and the outside space includes a large, private rear garden, a detached garage and excellent off road parking.





Approached via the verandah, the front door leads to a reception hall with exposed timber floorboards, and a cloakroom at the rear. There is a charming sitting room with a chimney breast (presently capped) and a dining room with display shelving and French doors to the rear garden.

Also enjoying double door access to the rear garden is the lovely kitchen/breakfast room which features Shaker style units, granite worktops and upstands, gas Aga (with 3 ovens and intelligent management system), Bosch combination oven/microwave, space and plumbing for washing machine, fitted dresser unit, fridge-freezer and Belfast sink.

The first floor landing has a retractable ladder to the part boarded loft space. Bedroom 1 has fitted wardrobes and an en suite bathroom.

Bedroom 2 has a built-in airing cupboard (with Ideal gas central heating boiler and pressurised hot water cylinder), bedroom 3 has a built-in cupboard, and there is a family shower room.



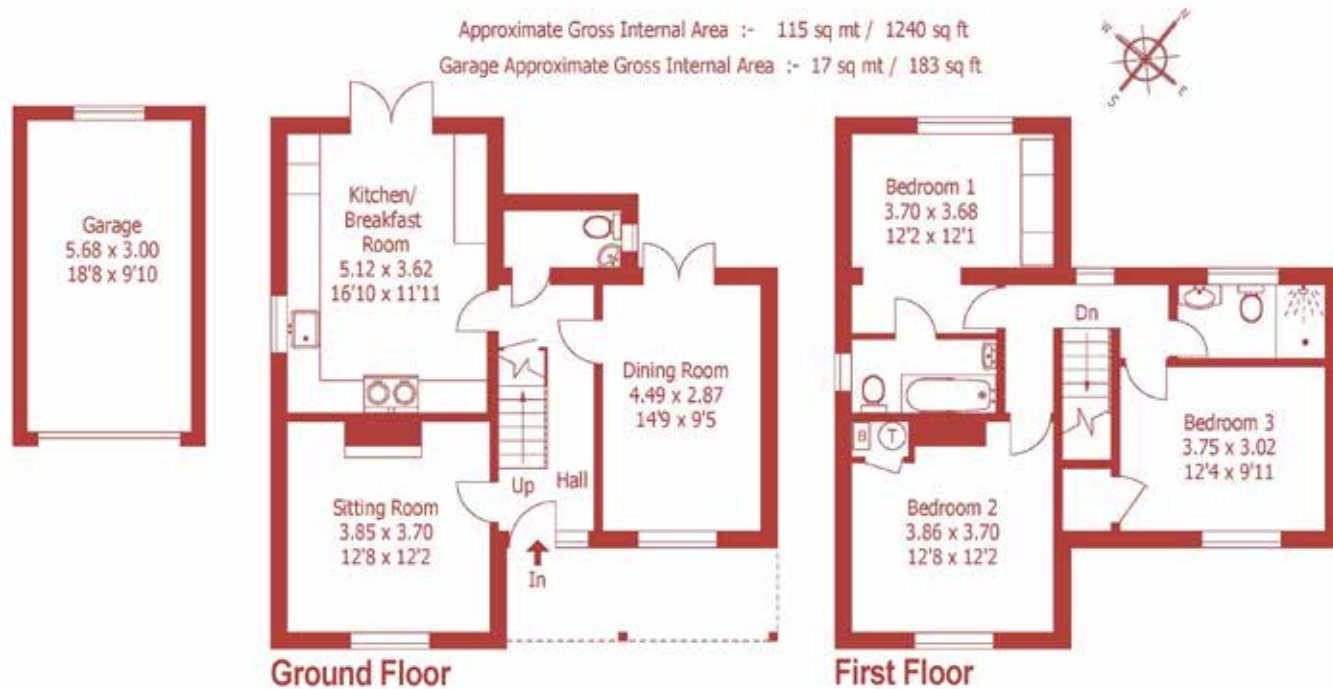
The house is screened from the road by an established hedge. A gravel driveway provides ample off road parking and extends to the side, providing access to the detached garage which has an up-and-over door, lighting and power points.

A side gate gives access to the private rear garden which has a large lawn, a terrace, flower and shrub borders, a greenhouse, and an established hedge boundary offering a good level of seclusion.

Location: Highland Road enjoys easy access to amenities in both Colehill and Wimborne. 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.





For identification purposes only, not to scale, do not scale



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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, proceed up Rowlands Hill towards Colehill, taking the first exit at the mini-roundabout. Before reaching Colehill Cricket Ground (on the left), turn right into Highland Road. Number can be found at the far end on the left hand side.

COUNCIL TAX: Band F

EPC RATING: Band D







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The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

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