



7 Moralee Close
Wimborne
Dorset, BH21 1AW

An impressive brand new 3/4 double bedroom, 2 bathroom detached family home with a magnificent triple aspect kitchen/ dining room, in an exclusive development in one of Wimborne's premier locations, within walking distance of the town centre.

PRICE GUIDE: £800,000 FREEHOLD

COUNCIL TAX: TBC

EPC RATING: TBC

Christopher
Batten

in association with

Winkworth





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.

Built to a high specification, the property benefits from gas central heating (underfloor heating to the ground floor), an alarm, 10-year building warranty, Heritage style in-frame wood effect windows, fitted carpets to all non-tiled areas, landscaped garden with a Sandstone patio, parking spaces, outside tap and electrical socket, individually designed kitchen featuring an island unit (with Quartz worktop and feature pendant lighting above), integrated appliances including AEG venting hob, AEG single oven/combi microwave tower unit, fridge/freezer, washing machine, dishwasher and wine cooler, and bespoke bathrooms (with Porcelanosa wall and floor tiles).





A front door leads through to reception hall featuring Herringbone oak flooring, understairs cupboard, and a downstairs cloakroom. There is a spacious living room with French doors to the Sandstone patio, and a ground floor bedroom 4/study which is a double sized bedroom.

The magnificent triple aspect kitchen/dining room comprises an excellent range of Shaker style units, island/breakfast bar with feature pendant lighting above, integrated appliances including AEG venting hob, AEG single oven/combi microwave tower unit, fridge/freezer, dishwasher, washing machine and wine cooler, Herringbone style wood effect tiled flooring, 2 pairs of French doors leading out to the Sandstone patio, and a separate utility room.

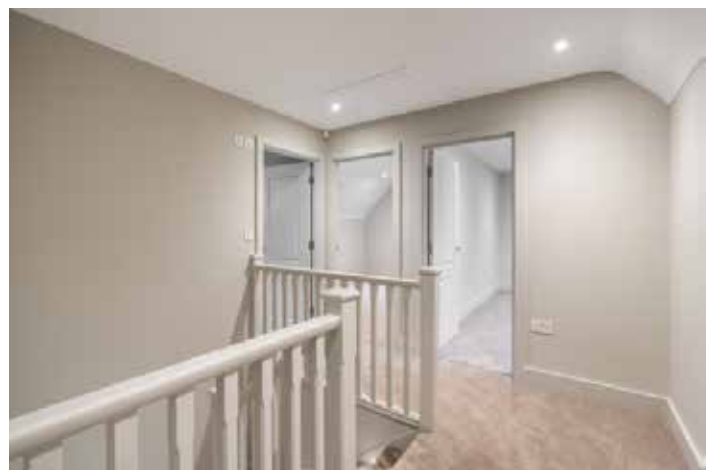
From the reception hall, a staircase leads to the first floor landing with built-in cupboards. The main bedroom has a bespoke, fully tiled en suite shower room. There are 2 further double sized bedrooms, and a fully tiled family bathroom.

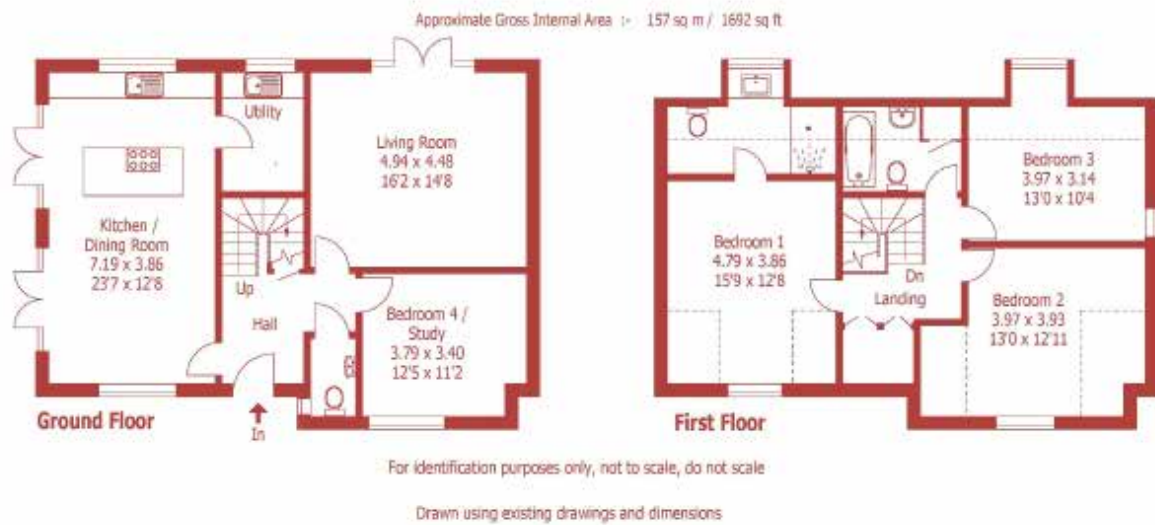
To the side of the property, there are 2 allocated parking spaces. The landscaped front garden has a pathway leading to the front door, and the landscaped rear garden features a Sandstone patio.



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.





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.



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.







01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

properties@christopherbatten.co.uk

Christopher
Batten

in association with

Winkworth