



Christopher
Batten

in association with

Winkworth

43 Julians Road, Wimborne
Dorset, BH21 1EF

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A large 4 bedroom detached
Victorian family home with
stunning southerly views over
the adjacent cricket ground and
farmland beyond, in a
convenient town location within
a few hundred yards' level walk
of The Square.

GUIDE PRICE: £1,000,000
FREEHOLD



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A large 4 bedroom detached Victorian family home with stunning southerly views over the adjacent cricket ground and farmland beyond, in a convenient town location within a few hundred yards' level walk of The Square.

The property is traditionally built, with facing red brick elevations, stone features and a natural slate roof, and is connected to all mains services. It has gas central heating (the boiler for which was replaced in 2021) and mainly timber sash windows (with some double glazed units.)

This attractive house retains much of its original character and charm, including an intact quarry tiled hall floor, dado and picture rails, and open fireplaces. It benefits from garaging, excellent off road parking, and a superb south facing rear garden with outstanding, far reaching views.

Subject to planning consent, there is potential to extend if required.

EPC: D

COUNCIL TAX: E



3



4



4

An entrance vestibule leads to a long hall with a cloakroom. There is an attractive drawing room with a marble and tiled fireplace and a superb view over the garden and Wimborne cricket ground.

The living room features a superb marble fireplace, a picture rail and pine floorboards. An inner hall (with coat hanging area) gives access to a dining room with a tall fireplace (currently sealed) and an adjacent dresser. A side hall leads to a boot room (with stainless steel sink, worktop and cupboards) and a shower room.

The kitchen/breakfast room offers a superb view over the garden and cricket ground, and has timber worktops, 1.5 bowl sink, base and wall units, double oven, ceramic hob, extractor hob, integrated fridge, freezer and dishwasher, and an archway to a small utility area with space for white goods.

Stairs (with half landing and window overlooking the garden and cricket ground) lead to a first floor landing with loft access.

Bedroom 1 has a wrought iron fireplace, and an en suite shower room. Bedroom 2 has superb view over the garden and cricket ground, and 2 fitted double wardrobes.







Bedroom 3 has a wrought iron fireplace, a fitted double wardrobe and an en suite shower room with 'Jack & Jill' access to the landing, and bedroom 4 is a single room to the front. The spacious family bathroom has a view over garden and cricket ground, an airing cupboard, and a Victorian style suite comprising cast iron rolltop bath, wash basin and high level WC.

A wide gravelled driveway and turning area provides parking for several vehicles, and leads through timber gates to a large detached garage (with up-and-over door and gabled roof.)

The front garden is enclosed by a low capped brick wall with wrought iron railings and timber fencing.





The south facing rear garden is enclosed by close boarded fencing, with a picket fence to the rear boundary to maximise the view of the cricket ground. It features a well maintained flat lawn, specialised planting including eucalyptus, flowering cherry, camellias, fruit trees and a wealth of spring flowers. There is a brick terrace and turning area, a potting shed, a greenhouse, and an awning at the back of the house.

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.

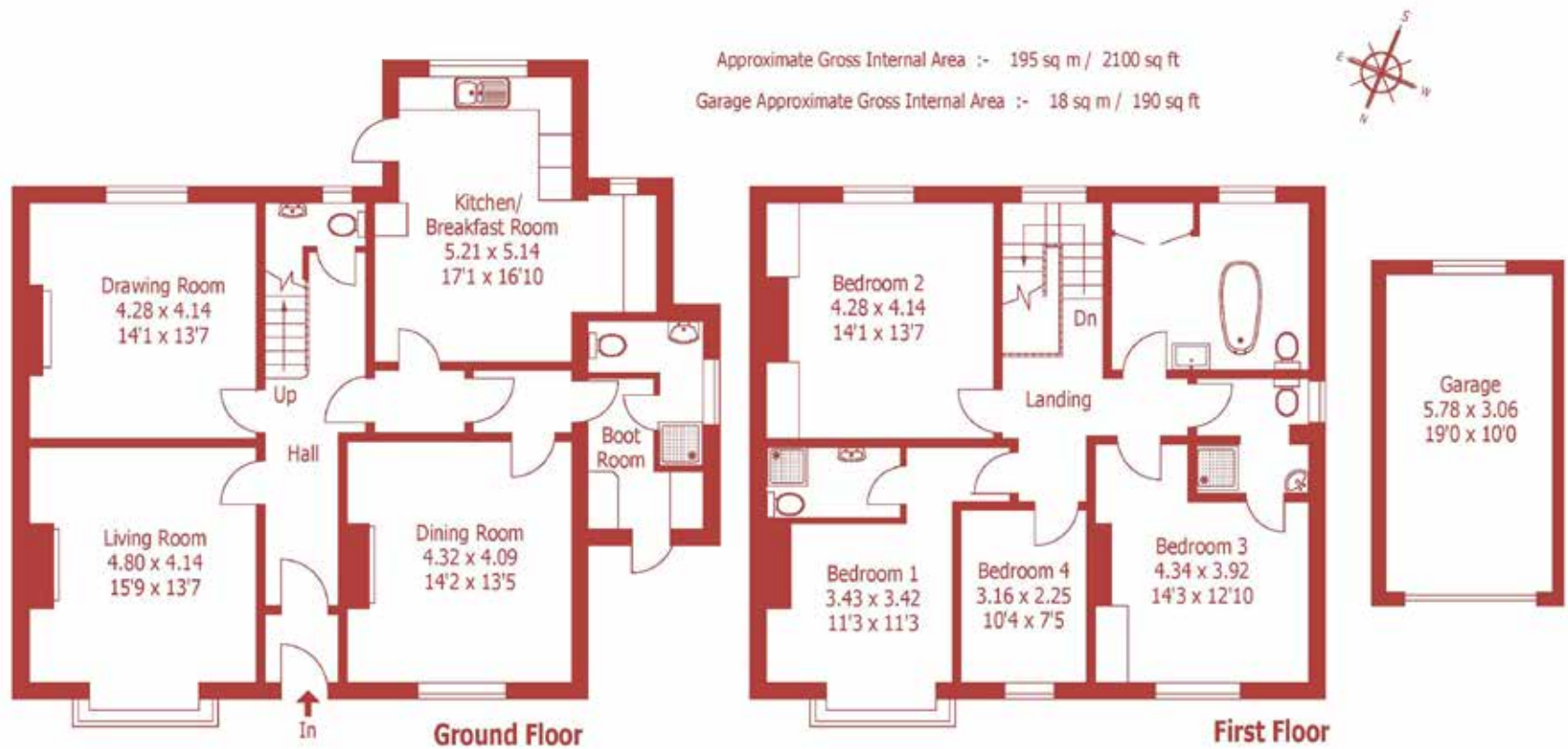
There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From the one-way system along King Street, proceed to the Pye Corner roundabout and take the first exit into Julians Road. The property can be found on the left hand side.









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

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