



25 Wesley Road
Wimborne, Dorset, BH21 2PG

A spacious, individual 3/4 bedroom house set within a large garden plot, with stunning, far reaching views towards the coast.

PRICE GUIDE: £775,000
FREEHOLD

Council Tax: Band F
EPC Rating: Band B



Christopher
Batten

in association with

Winkworth



Built to a high specification in the 1970s, and well maintained, this architect-designed home is arranged with the principal bedrooms on the ground floor and the living accommodation on the first floor to take full advantage of the lovely southerly views. It benefits from gas central heating, double glazing, solar panels (with storage batteries), ample off road parking, a large double garage, and well stocked landscaped gardens.



An entrance porch leads to the central reception hall which has airing, coat and under stairs cupboards. Bedroom 1 has fitted wardrobes, a patio door to the rear garden, and an en suite shower room.



Bedroom 2 has wardrobes and a matching dressing table, bedroom 3 has a wardrobe, and there is a family bathroom.





Also on this level is a utility room with sink, Glow Worm gas central heating boiler, space and plumbing for washing machine, and door to the rear garden.

From the hall, a wide staircase leads to a galleried first floor hallway with loft access, and cloakroom (with WC and wash basin.)

The sitting room has a brick fireplace with electric fire, a high vaulted ceiling, and a patio door to the L-shaped rear balcony which provides delightful views over the rear garden towards the coast.

From the sitting room, an archway leads to a separate dining room/bedroom 4 with an independent return door to the hall.

The kitchen has an excellent range of units, gas hob, extractor, integrated dishwasher, Hotpoint electric double oven, kick heater, and space for under-counter fridge and freezer.



An open hatch and walkway lead to a day/ breakfast room with patio door and Juliet balcony.

The property stands on a large corner plot, with a rear vehicular access providing ample off road parking and leading to a double garage (with electric up-and-over door, side door, lighting and power points.)

The front garden is neatly arranged with lawns, footpath and shrubs. The nicely enclosed, landscaped south facing rear garden is a particular feature, affording a large degree of privacy. It includes lawns, 2 ponds, 2 patios, summerhouse, shed/ compost area and soft fruit cage.

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





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.



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 Wimborne, proceed up Rowlands Hill. At the mini-roundabout, take the second exit, into Cranfield Avenue, which becomes Wesley Road. Number 25 can be found on the right hand side, at the junction with a small cul-de-sac.







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT

Christopher
Batten

in association with

Winkworth