



2 CEDAR DRIVE, WIMBORNE, DORSET, BH21 2JH

PRICE GUIDE: £425,000-£450,000 FREEHOLD

**AN EXCELLENT OPPORTUNITY TO ACQUIRE A LARGE, OLDER STYLE 3 BEDROOM DETACHED HOUSE WITH AN ANNEXE, STANDING ON A PRIME CORNER PLOT, IN A WELL ESTABLISHED RESIDENTIAL ROAD, AND IN NEED OF COMPLETE REFURBISHMENT AND MODERNISATION.**

#### AT A GLANCE

#### SUMMARY:

This 1930s house offers great scope for further improvement and requires a complete programme of modernisation. It is connected to all mains services and has gas fired central heating (with a new boiler fitted in March 2025) and some double glazing.

- IN NEED OF COMPLETE MODERNISATION AND REFURBISHMENT
- 3 bedroom detached house with an annexe
- In an established residential road
- Standing on a prime corner plot





## DESCRIPTION:

A front door leads through to the entrance porch, with a door to the reception hall where there is an understairs recess. There is a lounge with a tiled fireplace. The kitchen is fitted with a range of units and worktops, with an opening to a lean-to garden/breakfast room at the back of the property, with a door to the rear garden. There is a separate utility room. From the kitchen, there is a serving hatch and walkway to dining room with French doors leading out to the garden.

From the reception hall, a staircase leads to a large landing where there is an airing cupboard and access to roof space. There are 3 bedrooms and a family bathroom.

From the dining room, there is access to an annexe, with a hallway, shower room, lounge (with casement door to the rear garden), and a bedroom.

Outside, the front garden is bound by a mixed hedgerow which screens the property from the road. The garden extends all round the property, with the rear garden enjoying a westerly aspect. The gardens are now overgrown and in need of landscaping.





## LOCATION:

There are shops close by in Dales Drive and Wimborne Road West, and the property enjoys easy access to amenities in Colehill, including first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

## COUNCIL TAX:

Band E

## DIRECTIONS:

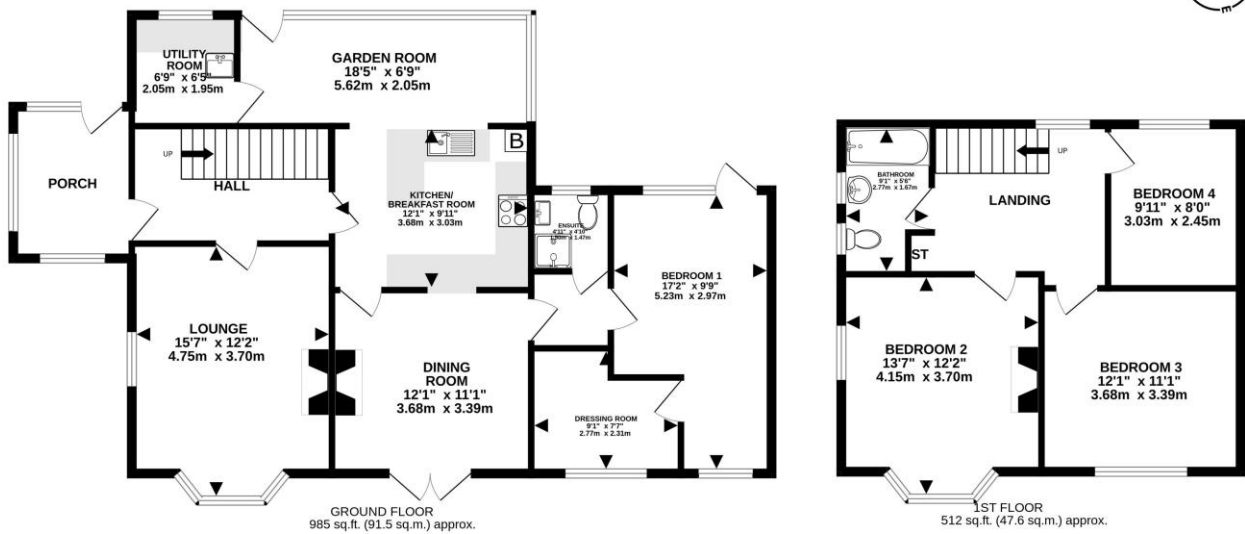
From Wimborne, proceed east along Leigh Road which becomes Wimborne Road West. Just before the petrol station, turn left into Hayes Lane. Take the second turning on the left into Cedar Drive, and 2 Cedar Drive is on the junction with Cedar Drive and Hayes Lane, on the right hand corner.





TOTAL FLOOR AREA: 1496 sq.ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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