



6 Badbury View
Wimborne
Dorset, BH21 1DH

A contemporary style 4 bedroom detached house with outstanding, far reaching views towards Badbury Rings.

PRICE GUIDE: £750,000-£760,000
FREEHOLD

COUNCIL TAX: Band F
EPC RATING: Band C





Beautifully presented throughout, the property offers inverted accommodation to take full advantage of its views, and benefits from gas central heating, sealed unit double glazing, oak flooring, off road parking for 2 vehicles and a large garage with a workshop/store room above.

This well maintained family home stands in an elevated position in a small residential cul-de-sac, conveniently situated for town centre amenities, and has a private rear garden.

Steps lead to a covered entrance way. A wide front door leads to a spacious reception hall with an under stairs storage recess.

Bedroom 1 is a well proportioned room with en suite dressing room and shower room, bedroom 2 has a deep built-in cupboard, and bedroom 3 has built-in wardrobes and matching bedside cabinets. Bedroom 4 is at the rear, with an adjacent study (with high speed broadband connection.)

There is a large bathroom with fully tiled walls, spa bath (with shower and screen over), twin wash basins and a WC, and a utility room with sink, worktop, space and plumbing





for washing machine and tumble dryer, water softener, Glow Worm gas central heating boiler, and door to the rear garden.

Stairs lead up to a large open plan dining area with loft access, outstanding views to the front, and cloakroom (with WC and wash basin.)

The impressive vaulted living room features a fitted wall unit, a decorative fireplace with electric fire, and large triangular windows to the front and rear giving far reaching views towards Badbury Rings.



There is a stylish, contemporary style kitchen/breakfast room with granite worktops, an excellent range of units, island/breakfast bar with Smeg 5-burner gas hob and extractor above, Hotpoint electric double oven, integrated dishwasher, Hotpoint fridge-freezer and magnificent views towards Badbury Rings.

The front garden is raised, with a footpath and steps to the front door. A driveway provides parking for 2 vehicles and leads to a detached garage with electric roller door, lighting, power points, personal side door, and a short flight of timber stairs at the rear to



an attic workshop/store room with window to the front.

There is access at the side of the house to a nicely enclosed rear garden with a large lawn, raised stone edged flower and shrub beds, a timber sun deck and a summerhouse.

Location: 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 town centre, proceed along Hanham Road to the fire station and turn left into Allen-view Road. Take the second turning on the right into Lacy Drive. Take the third turning on the right into Badbury View, and number 6 can be found on the right hand side.





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.







01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

properties@christopherbatten.co.uk

Christopher
Batten

in association with

Winkworth