



Orwell House, 59 Poole Road
Wimborne, Dorset, BH21 1QB

A beautifully presented, 6 bedroom semi-detached Victorian villa in a convenient, edge of town centre location overlooking the water meadows and grounds of Deans Court, with a wealth of original features, ample off road parking, a garage and a semi-walled rear garden.

PRICE GUIDE: £750,000
FREEHOLD

Council Tax: Band E

EPC Rating: Band E





Built in 1885, this substantial, 3-storey family home extends to over 2500 square feet and retains much of its original character including exposed floorboards, quarry tiled floors, open fireplaces, high corniced ceilings, picture rails, bay windows and panelled doors. It has been well maintained and benefits from gas central heating, and the majority of the windows have been replaced with UPVC double glazing.

A quarry tiled entrance porch leads to a central reception hall with exposed floorboards, an under stairs cupboard, and a cloakroom (with quarry tiled floor.) The sitting room features a Victorian open fireplace, exposed floorboards, and an attractive bay window.

The dining room also has a Victorian open fireplace and exposed floorboards, along with French doors to the rear garden.





The breakfast room has an attractive Rayburn range (with timber mantel above), an excellent range of units, and leads to the kitchen, which comprises units, sink, plumbing for dishwasher, AGA Companion (with gas hob and electric oven), integrated larder fridge, and door to the garden.

In addition there is a utility room with space and plumbing for washing machine, space for upright fridge/freezer, storage cupboards, and wall mounted Viessman boiler.



From the reception hall, a staircase with turned spindles leads to the first floor landing. The principal bedroom features a Victorian fireplace, and an attractive bay window (with a window seat) giving lovely views over the water meadows and grounds of Deans Court. Bedroom 2 has a dual aspect and a Victorian fireplace. Bedroom 3 has a delightful aspect over the rear garden, and exposed floorboards. Bedroom 4 is a double room with a front aspect.



The family bathroom has a bath (with shower and screen over), a was basin, a WC and an airing cupboard. There is a separate shower room with large shower, WC, and wash basin.

From the first floor landing, a further staircase leads to a split landing giving access to the 2 attic bedrooms. Bedroom 5 features a Victorian fireplace some exposed floorboards, and cupboard storage along the length of the room. Bedroom 6 has access to eaves storage and the loft space, a skylight, a Victorian fireplace, and exposed timbers.



The lawned front garden is bounded by a brick wall and a hedge. The long driveway extends to the side of the house, providing ample off road parking and leading to a brick built detached garage with an up-and-over door. The semi-walled rear garden has a gravelled seating area immediately adjacent to the property, a coal bunker, and behind the garage, an original World War II air raid shelter ideal for a wine cellar. The garden is predominately lawned, interspersed with a selection of shrubs and trees including apple and cherry, a shed and a wood store.





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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 the roundabout at the junction of Lewens Lane, Leigh Road and Poole Road, proceed into Poole Road, and number 59 can be found on the left hand side, just opposite a set of gates to Deans Court, and before reaching Allen Road on the left hand side.







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