



HOMEVILLE, 7 BLIND LANE, WIMBORNE, DORSET, BH21 1NJ
£720,000 FREEHOLD

A WELL PRESENTED 3 DOUBLE BEDROOM DETACHED FAMILY HOUSE WITH EXCELLENT OFF ROAD PARKING, A GARAGE AND A LOVELY REAR GARDEN BACKING ONTO REDCOTTS PARK, SITUATED IN A SOUGHT AFTER, QUIET, 'NO THROUGH' ROAD WITHIN A LEVEL WALK OF THE SQUARE IN WIMBORNE TOWN CENTRE.

SUMMARY:

Schools including Wimborne First, Allenbourn and Queen Elizabeth's are easily accessible, and the property enjoys direct access from the garden into Redcotts Park.

The house has been extended and refurbished in recent years and offers spacious accommodation with gas central heating and replacement UPVC double glazing.

AT A GLANCE

- Marketed by Christopher Batten
- 3 spacious double bedrooms
- Conservatory
- Lovely rear garden backing onto Redcotts Park
- Within a level walk of The Square



DESCRIPTION:

A large reception hall leads to a cloakroom (with WC and wash basin) and a 20ft kitchen/breakfast room comprising a range of contemporary style units, quartz worktops, Neff 5-burner gas hob, cooker hood, AEG electric double oven and integrated dishwasher.

There is a large rear conservatory with doors to the garden. The spacious sitting room has a fitted wood burner and an open archway to the dining room, from which glazed oak doors open through to a study which has a door to the front.

On the first floor, there are 3 large double bedrooms. Bedroom 1 has an attractive bay window overlooking the garden and Redcotts Park, and an en suite bath/shower room with shower cubicle, twin-ended bath, wash basin and WC. (Agents' Note: The shower is currently not functional and a replacement is available by separate negotiation.)

Bedroom 2 has a sitting area, and bedroom 3 has a range of fitted wardrobes. There is a family bathroom (with bath, wash basin and WC.)



To the front, there is a large garage and off road parking for a number of vehicles. A side gate provides access to the south westerly facing rear garden, which has a terrace adjacent to the house, a lawn and shrubs. A rear gate provides direct access to Redcotts Park.

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.

COUNCIL TAX:

Band E

DIRECTIONS:

From The Square, proceed along West Borough, staying in the left hand lane as you pass the Tivoli Theatre. Take the second turning on the left into Blind Lane, and the property can be found at the far end of this 'no through' road, on the left.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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