



St Margaret's, 12 Redcotts Road  
Wimborne, Dorset, BH21 4HD

A stunning 5 bedroom detached family house situated in a very desirable location on the edge of Wimborne town centre, and has OUTSTANDING VIEWS OVER REDCOTTS PARK AND A REAR GARDEN EXTENDING TO JUST OVER 100FT. Many town centre amenities are within a level 5-minute walk across the park.

PRICE GUIDE: £895,000 FREEHOLD  
Council Tax: Band E  
EPC Rating: Band E

Christopher  
**Batten**

in association with

Winkworth







Originally built in the 1930s, the property has been sympathetically fully refurbished and extended in recent years whilst retaining the existing features, with the building work only completed during 2021 (double glazing, re-wired, re-plumbed). It is traditionally built, with red brick, pebble dash and smooth cement rendered elevations with tile hung features to the front, all under a small plain tiled hipped roof, with a tall brick chimney. All mains services are connected, with an electric underfloor heating system to the 3 bathrooms, and the pressurised hot water system, with large capacity cylinder, is located in the loft.

Due to its location and style, the property will appeal to purchasers seeking a beautifully presented family home in a sought after, convenient location within walking distance of Wimborne Square and schools for all ages.

The house has many outstanding features in particular a magnificent open plan kitchen/breakfast/family room, with full width, sliding double glazed glass screens leading out to the terrace and gardens, utility room, cloakroom, boot room, separate



3



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3



sitting room and dining room. The first floor has 4 double bedrooms and a good size fifth bedroom (currently used as a study), 2 luxury en suite shower rooms, and a family bath/shower room.

A covered entrance way with arch feature and quarry tiled step leads to the reception hall, with picture rail, quality vinyl flooring and stairs to the first floor. From the reception hall, a door leads to the sitting room featuring a brick open fireplace (with tiled hearth), period style column radiators, LED downlighters, and an attractive bay window to the front aspect. The dining room also has an open fireplace (with raised tiled hearth and timber surround), period style column radiator, quality vinyl flooring, LED downlighters, and an attractive bay window to the front aspect.



From the reception hall, a pine door with glass pane leads into an inner hallway with understairs storage space, solid oak Herringbone floor, coat hanging area, and a boot room leads through to a magnificent, contemporary open plan kitchen/breakfast/family room. The kitchen comprises an excellent range of soft close units, Caesarstone working surfaces, 1.5 bowl Blanco sink unit with Quooker tap, concealed worktop lighting, central island unit incorporating a breakfast bar and drawers, Neff 'hide and slide' touch control pyrolytic oven, separate Neff microwave unit, Neff induction touch control hob, extractor unit,





integrated Neff dishwasher, Caple wine cooler, integrated Neff larder fridge/freezer, integrated bin store, space for table and chairs, sitting area with feature wall unit, LED downlighters, feature solid oak floor, and superb full width, double glazed sliding glass screens lead to the terrace and garden. There is a utility room with stainless steel sink, worktops, units, space and plumbing for white goods, and door to a cloakroom with wall mounted gas boiler.

From the reception hall, a dog leg staircase leads to the first floor with access to the large loft.

The spacious main bedroom has a comprehensive range of bedroom furniture including full height wardrobes, bedside cabinets and dressing table, window with shutters and views over the rear garden. Luxury, fully tiled en suite shower room comprising a double walk-in shower (with wet floor, fixed glass screen, rainwater shower and handspray), wall hung vanity unit with basin and storage drawers, wall hung concealed cistern WC and underfloor heating.

Bedroom 2 is a good sized double bedroom with window and shutters overlooking the rear garden. Luxury en suite shower room comprising a double walk-in shower (with low profile tray, fixed glass screen, rainwater shower and handspray), wall hung vanity unit with basin and drawer storage, and WC.





For identification purposes only, not to scale, do not scale



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Bedroom 3 is a large double bedroom which has a superb view over Redcotts Park, with fitted floor-to-ceiling mirrored wardrobes with sliding doors, picture rail, and a period fireplace (with tiled surround and hearth). Bedroom 4 enjoys a view over Redcotts Park, with built-in storage cupboard, picture rail and period fireplace. Bedroom 5 (currently used as a study) also has a picture rail. The family bath/shower room comprises an enclosed modern bath (with handspray), modern stand with inset wash basin and shelf beneath, concealed cistern WC, large walk-in shower (with fixed glass screen, rainwater shower and handspray), tiled floor and half height wall tiles, LED downlighters and extractor.



Outside, there is a long concrete driveway providing space for at least 3 vehicles. The front garden is laid to lawn with borders, a low brick wall and iron railings.

The rear garden extends to over 100ft and backs onto Wimborne Cemetery. Large, raised flat lawn enclosed by close boarded fencing and mixed hedgerows. Large format limestone tiled terrace ideal for 'Al Fresco' dining. To the bottom of the garden, there is a large garden shed and an entertaining terrace.











**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 Pye Corner roundabout (next to The Minster Arms and The Green Man pubs), proceed towards Blandford on Victoria Road. Just before reaching Wimborne Hospital on the left, turn right into Redcotts Road, and the property can be found on the left hand side.

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