



7 Ullswater Road, Wimborne
Dorset, BH21 1QT

A well presented 3 bedroom detached chalet style house with a south facing garden, outstanding first floor river views, a garden studio, and planning permission to extend on 2 levels, in a quiet, established residential area enjoying easy access to Wimborne town centre.

PRICE GUIDE: £595,000 FREEHOLD

Council Tax: Band D

EPC Rating: Band E





Tastefully presented throughout, the property benefits from gas central heating, UPVC double glazing, and modern kitchen and bathrooms.

The planning permission, for a ground floor annexe plus further first floor accommodation, offers potential to transform the property into a 4/5 bedroom home.

Standing in a slightly elevated position, the property has an attractive first floor outlook over the River Stour, ample off road parking, and a private, south facing rear garden with a range of timber outbuildings including a large summerhouse (with en suite shower room) and a garden studio.

An integral porch leads to a reception hall with under stairs cupboards.



1



3



2



There is a dual aspect lounge/dining room with fireplace (with inset gas fire), and sliding patio door to the rear garden's oak-framed seating area.

The kitchen is fitted with ample units and worktops and includes an integrated dishwasher, a fridge-freezer, and space for range cooker (available by separate negotiation).

There is also a ground floor third bedroom/office with fitted utility area (with sink and integrated washing machine), and en suite shower room (with shower cubicle and WC). From the hall, stairs lead to a first floor landing with loft access and airing cupboard containing the gas central heating boiler.

Bedroom 1 has a range of fitted wardrobes and cupboards, access to eaves storage space, and excellent, far reaching views across the Stour Valley. Bedroom 2 has windows on 2 sides, and built-in wardrobes.



The family bathroom has a modern suite comprising concealed cistern WC, wash basin, jacuzzi bath, wide utility shelf, and towel radiator.

The front garden is lawned with a selection of shrubs. A long driveway provides ample off road parking and leads to the former garage which has been foreshortened to create a storage area and a spacious utility room with sink and space and plumbing for washing machine.

The private, south facing rear garden includes a covered area ideal for entertaining, and a large, timber summerhouse with lighting, power and en suite shower room.

There are further timber buildings including a garden studio (with lighting and power), and a substantial shed available by separate negotiation.





DISCLAIMER:

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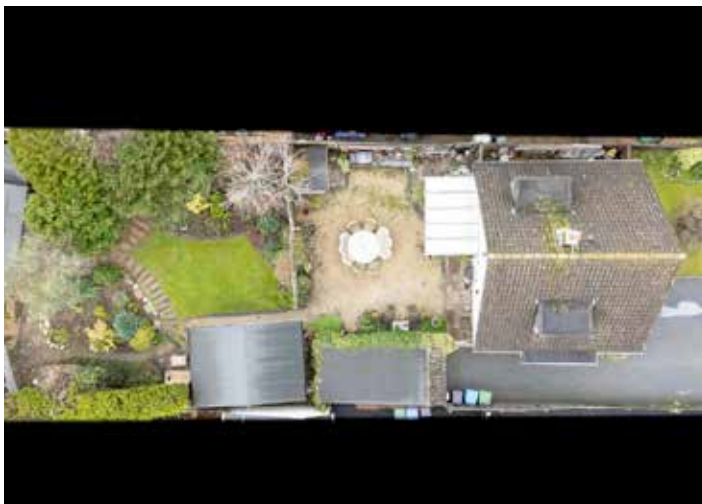


Location: The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state 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 main-line rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Turn right into Merley Ways. At the T-junction, turn left and follow Merley Ways around, taking the first turning on the right into Derwentwater Road. Ullswater Road is the next turning on the left hand side.







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