



WIMBORNE CRESCENT  
SULLY









# WIMBORNE CRESCENT

SULLY, CF64 5SR - £500,000



3 bedroom(s)



2 bathroom(s)



1442.00 sq ft

Old Court in Wimborne Crescent is a spacious detached dormer bungalow quietly tucked away in a corner of the Crescent - a perfect place to bring up a family or a tranquil place to retire.

Offered for sale with no on-going chain.

Located upon an impressively large corner plot which we understand measures approximately 5th of an acre with off road parking plus 2 spacious garages - access via Arlington Road. The superbly well maintained and very private garden with its large lawn boasts a large patio area and sunken swimming pool - Solar heated.

Briefly the accommodation comprises a spacious entrance porch, impressive entrance hall, large 22' lounge, separate sitting room (fourth bedroom) with large conservatory overlooking the pool and garden to the side. Off the conservatory a modern shower room. Also to the ground floor an extensively fitted kitchen - integrated fridge, freezer, dishwasher plus Leisure range cooker with cooker hood plus a rear lobby with utility closet and ground floor cloakroom/wc. To the first floor there are 3 bedrooms - built in wardrobes to all 3 plus a spacious bathroom.

Complimented with gas central heating and double glazing.

Catchment for the popular Sully Primary and Stanwell Secondary Schools - Free bus to & from Stanwell School.

The house is a short walk away to Sully Beach with its endless walks along the Heritage coastline.

Viewing recommended.

## PROPERTY SPECIALIST

**Mr Jeff Hopkins**

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Valuer












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









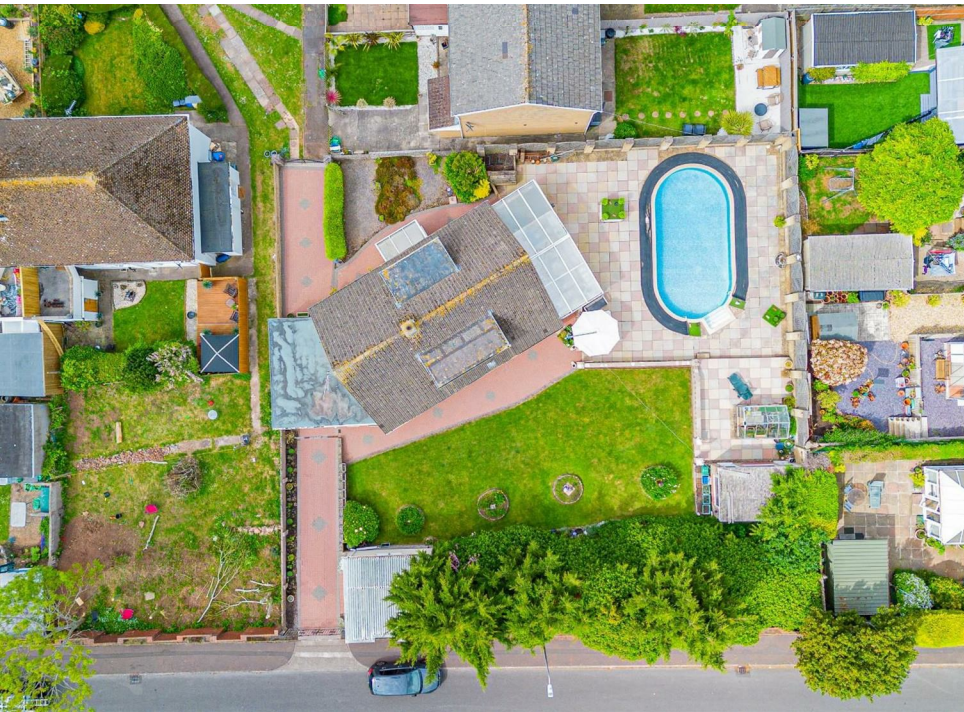
























#### ENTRANCE PORCH

2.67m x 1.57m (8'9" x 5'2")

Generous entrance porch with plenty of light as windows on all sides plus sloping polycarbonate roof and access via a UPVC door.

#### HALL

3.73m x 3.15m (12'3" x 10'4")

Impressively spacious entrance hall, stairs rise to the first floor with cupboard under, telephone point.

#### LOUNGE

6.88m x 4.39m max (22'7" x 14'5" max)

Large main living room with windows at either end, inset living flame gas fire, TV point.

#### KITCHEN

4.01m x 2.97m (13'2" x 9'9")

Extensively fitted with a range of wall and base units and round edge laminate worktop with inset one & half bowl sink & drainer with mixer tap and tiled splash backs, integrated fridge, freezer and dishwasher plus Leisure range cooker with cooker hood over, features include glazed display cabinets, pull out breakfast bar, tiled floor, window to rear.

#### LOBBY

Door to the rear garden with to the side a utility closet - plumbed for washing plus space for tumble drier.

#### CLOAKROOM/WC

Vanity wash hand basin and close coupled wc - concealed cistern, wall mounted combination boiler, tiled floor.

#### SITTING ROOM

4.50m max x 3.18m max (14'9" max x 10'5" max)

Used as a sitting room or could be formal dining room, window to front, TV point.

#### CONSERVATORY

5.36m x 2.90m (17'7" x 9'6")

Superb room to the side of the property overlooking the pool and garden, vaulted polycarbonate roof with 3 windows and sliding patio doors leading into the garden, laminate flooring.

#### SHOWER ROOM

Stylishly appointed modern suite comprising a large glass shower cubicle, pedestal wash hand basin and close coupled wc, fully tiled walls and tiled floor, window to side.

#### FIRST FLOOR LANDING

Access to all 3 bedrooms and bathroom plus pull down aluminium ladder leading to a 36' long loft - mostly boarded with light.

#### BEDROOM 1

3.81m x 3.38m (12'6" x 11'1")

Master double bedroom, window to side, with a range of wardrobes and over head cupboards on 2 walls and internal access into the eaves for storage plus fitted dressing unit.

#### BEDROOM 2

3.35m to robes x 3.18m max (11' to robes x 10'5" max)

Double bedroom, window to side, 2 built in double wardrobes with over head cupboards plus fitted dressing unit.

#### BEDROOM 3

3.45m x 2.54m max (11'4" x 8'4" max)

Single bedroom, window to front, built in double wardrobe over the stairs.

#### BATHROOM

3.15m x 1.68m (10'4" x 5'6")

Generous room with a 3 piece suite comprising a panel bath - shower attachment, pedestal wash hand basin and close coupled wc, deep tiled cupboard (initially a shower area), window to rear.

#### GARDEN

Old Court is set within an impressively large corner plot surrounded by bungalows therefore has a private aspect, with a large neatly manicured rear lawn and to the left side an outdoor heated (Solar) swimming pool surrounded by paving sweeping into a large patio area, Detached 16' x 9'2" summer house, rear full length brick paved terrace, outside tap and lighting, to the right hand side a brick paved drive allowing off road parking for 3 cars and leading to both garages (access from Arlington Road).

#### GARAGE 1

5.94m x 6.05m max (19'6" x 19'10" max)

Attached large garage with light & power, access via up & over door, windows to front and rear.

#### GARAGE 2

4.50m x 4.19m (14'9" x 13'9")

Detached spacious single garage - light & power, up & over door allowing access, side window and rear door.

#### INFORMATION

We believe the property is Freehold.  
Council Banding - Band F £2,988.07 (2025-2026)



“ Old Court is an oasis of calm. Once you see the garden with its swimming pool and the privacy from the neighbours you know you’ve come home. This detached property makes for a great family home to bring up the children or a tranquil place to retire. ”

Comments by Mr Jeff Hopkins









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Jeffrey Ross