



10 Oakley Hill
, Wimborne, BH21 1QH

Guide price £825,000



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GUIDE PRICE £825,000 - £850,000

ASHTON LODGE' – A DREAM FAMILY HOME OFFERING SPACE, VERSATILITY, AND POTENTIAL

Situated in a PEACEFUL, NON-ESTATE LOCATION, just minutes from the heart of WIMBORNE TOWN, Ashton Lodge is the perfect blend of CLASSIC 1930s CHARM and MODERN LIVING.

This SUBSTANTIAL SIX-BEDROOM DETACHED HOME, offering an expansive 3,000 SQ FT OF VERSATILE LIVING SPACE, has been thoughtfully EXTENDED AND UPGRADED, making it ideal for LARGE OR MULTI-GENERATIONAL FAMILIES or those who simply love space. An exceptional property with endless potential. With its serene surroundings, close to beautiful countryside walks along the River Stour, and the town's vibrant cultural scene, this property provides the best of both worlds – tranquil living just a short stroll from everything you need. Whether you're relaxing in the garden, enjoying a peaceful walk, or heading into town for shopping and dining, Ashton Lodge offers a lifestyle many dream of.

Key Features & Highlights:

- 1. Spacious Family Living – Spread across three floors, this home offers six large bedrooms, including a top-floor suite perfect for teenagers or guests looking for their own space.
- 2. Flexible Layout – Ideal for multi-generational living or as an income-generating property, with the potential for a self-contained annexe.
- 3. Three Generous Reception Rooms – With two spacious lounges and a formal dining room, there's plenty of room to entertain family and friends or enjoy quiet time.
- 4. Modern Kitchen/Breakfast Room – The heart of the home, with a vaulted ceiling and skylight that fills the room with natural light. Perfect for family meals or morning coffee with a view of the garden.
- 5. Privacy and Tranquility – Set on a generous 75ft garden, the outdoor space offers a secluded haven for relaxing or entertaining, featuring a water feature, a heated greenhouse, and garden studio.





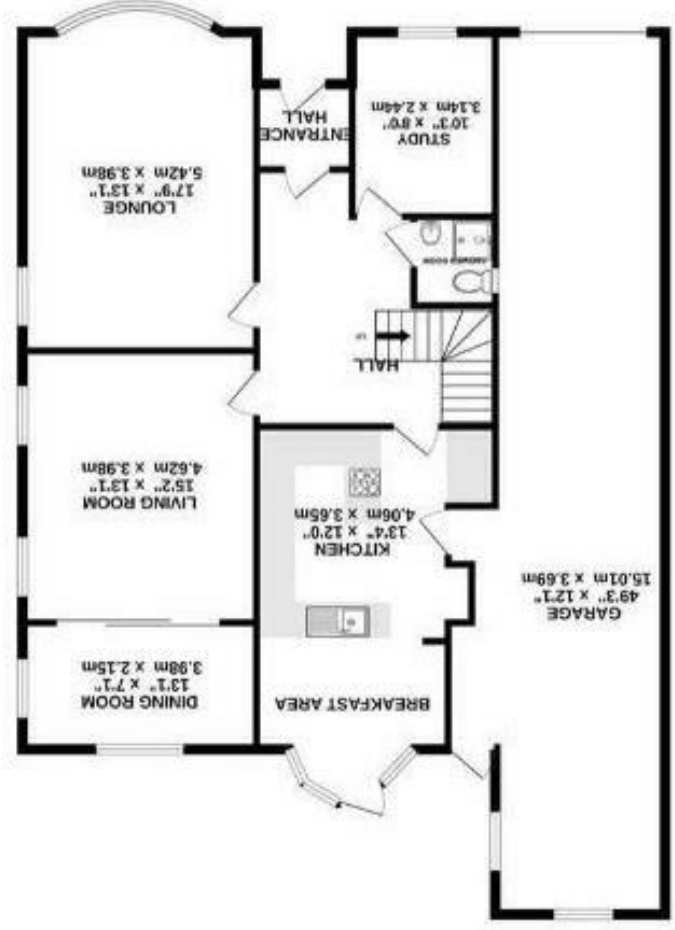
Ground Floor:
The welcoming entrance vestibule leads to a large L-shaped hallway, perfect for greeting guests. The ground floor features three light-filled reception rooms that cater to both formal gatherings and cosy evenings. The main lounge, with its flame-effect gas fire, offers a comforting space for family relaxation. The study/snug is ideal for those needing a quiet retreat or home office, and the adjoining downstairs shower/toilet adds convenience. The modern kitchen is designed for both practicality and enjoyment, with a well-equipped layout that will delight the cook in the family. The pantry, Neff appliances, and Karndean flooring add luxury and functionality to this hub of the home.



First Floor:
A staircase leads to the half-landing, which separates the accommodation into two distinct areas. To one side, Bedrooms 4 and 5 both feature fitted vanity units, with Bedroom 4 benefiting from access to a small balcony with views to the front of the property, and Bedroom 5 offering double aspect windows overlooking the rear garden. A shower/toilet room is conveniently situated between these rooms. The main first-floor landing leads to three further double bedrooms, including the principal bedroom, which is complemented by a modern ensuite bathroom and overlooks the peaceful rear garden. Bedroom 2 is a dual-aspect room with a large bay window, providing a light-filled space, and features a fitted vanity unit. Bedroom 3 is another comfortable double bedroom with a fitted vanity unit. All bedrooms on this floor benefit from fitted wardrobes. A large shower room completes this floor, featuring an oversized dual-heated water tank and an adjacent airing cupboard.



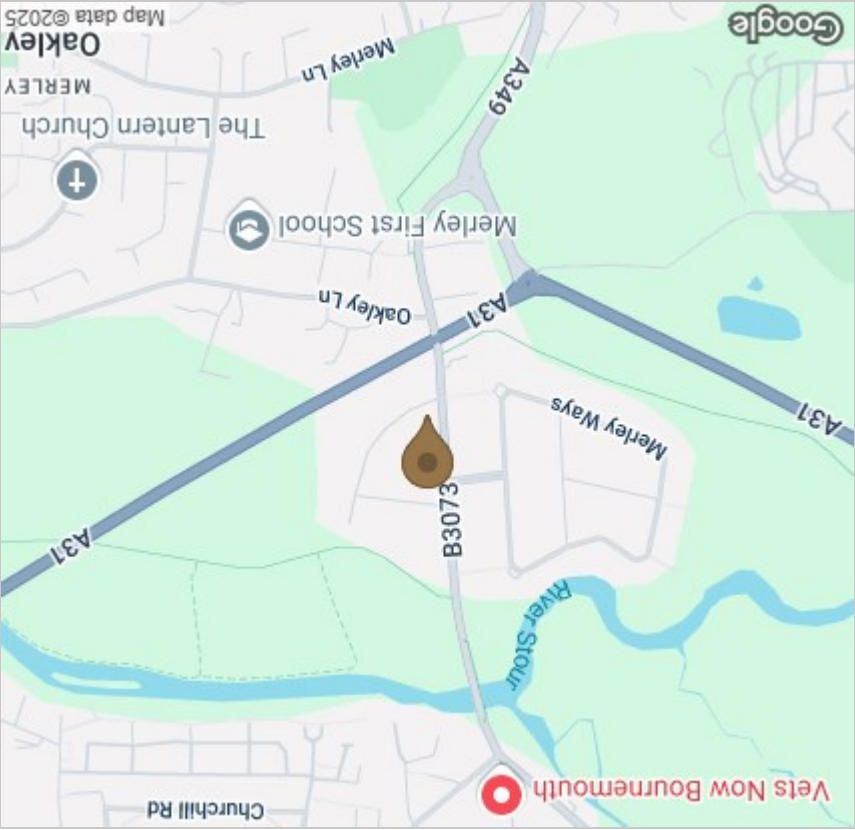
GROUND FLOOR
1530 sq.ft. (142.1 sq.m.) approx.



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC	Potential	Current
	72	59
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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