



23 Oakley Lane
, Wimborne, BH21 1SF

Offers in excess of £550,000



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BEAUTIFULLY PRESENTED CHARACTER COTTAGE WITH ATTRACTIVE GARDENS

Situated in a SOUGHT-AFTER, ESTABLISHED LOCATION within walking distance of WIMBORNE, this charming cottage has been lovingly MODERNISED by the current owner, blending MODERN COMFORT with ORIGINAL CHARM and character.

The property is a true gem, offering UNIQUE FEATURES that can only be fully appreciated through an INTERNAL VIEWING. An ideal home for those seeking a mix of timeless appeal and contemporary living.

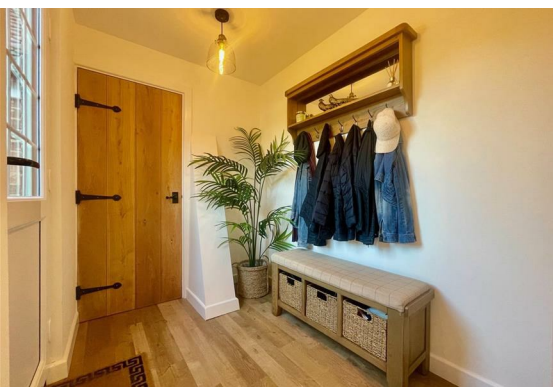
The ground floor comprises a porch, a stunning welcoming reception hall with a cloakroom, a bright and spacious lounge with dual-aspect windows, and a feature log burner. The kitchen boasts Shaker-style units, granite countertops, solid oak breakfast island and integrated single Neff oven, induction hob and warming draw, along with a combination Neff microwave. An integrated dishwasher, washing machine and a kitchen workstation complete the hub of the property. A rear hallway connects to a versatile third bedroom/snug, complete with a vaulted ceiling, exposed beams, and a second log burner.

Upstairs, the first floor offers two well-proportioned bedrooms. The primary bedroom features an ornamental cast iron fireplace and loft access, while the second bedroom includes a built-in storage cupboard and garden views. The family bathroom is well-appointed with a Burlington suite integrated shower, heated towel rail and mermaid panel walls.

The gardens, professionally landscaped, extend to the front, side, and rear. The front garden features a Cotswold stone driveway with parking for multiple vehicles, a manicured lawn, and raised borders. The rear garden is fully enclosed, offering a mix of lawn, Indian sandstone paving, a pergola, and a brick-built log store. Additional highlights include a modern garage with power and lighting and pergola providing a beautiful outside expanse.

This charming home benefits from gas-fired central heating, UPVC double glazing, handmade oak-panelled doors, and





LOUNGE
13'5" x 11'10" (4.11 x 3.61)

REAR HALLWAY
7'8" x 5'4" (2.36 x 1.65)

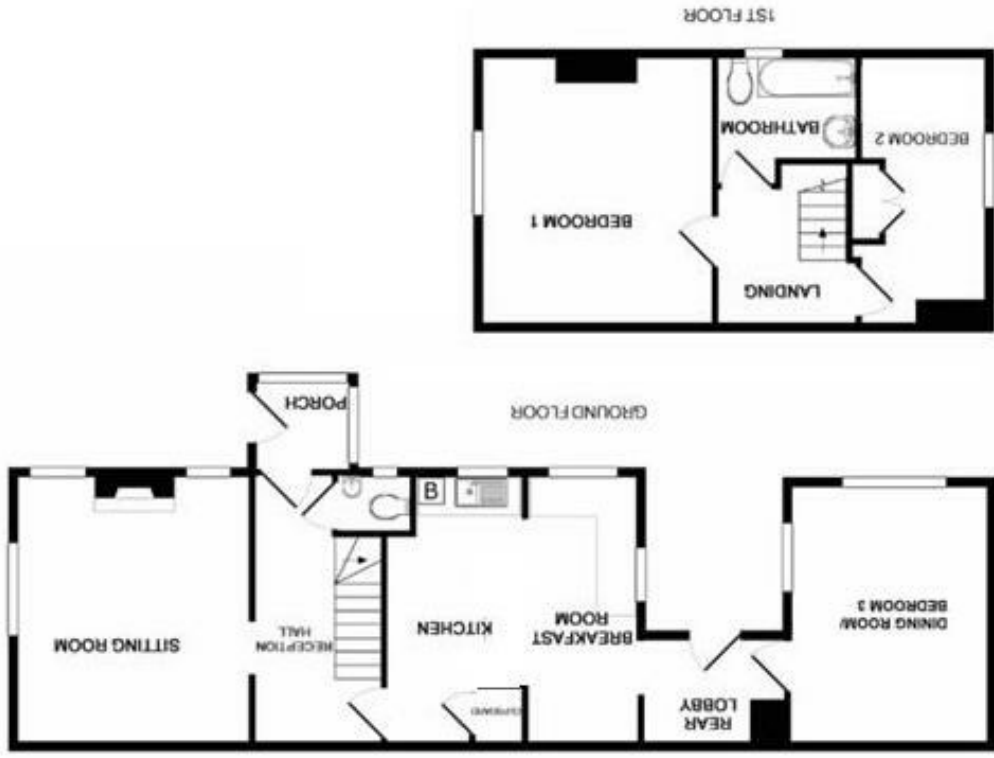
DINING ROOM/SNUG/BEDROOM
12'5" x 9'4" (3.81 x 2.87)

BEDROOM 1
13'3" x 12'0" (4.06 x 3.68)

BEDROOM 2
13'6" x 6'3" (4.14 x 1.91)

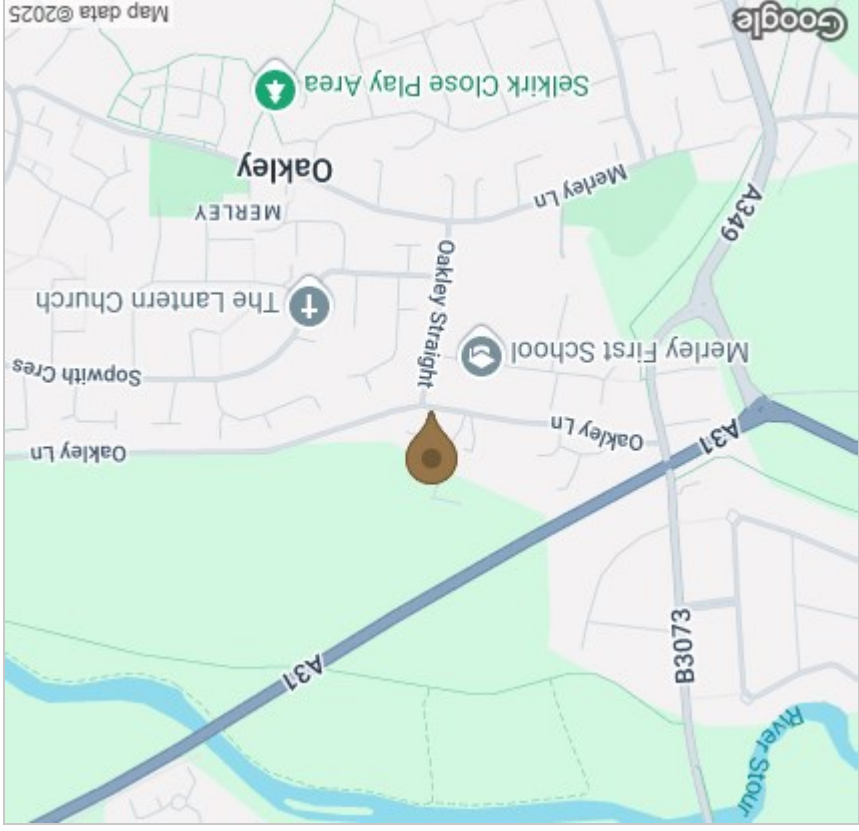
Viewing

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



Energy Efficiency Rating	
Potential	Current
82	55

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



Area Map

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