



EDWARDS
ESTATE AGENTS

AWARD ROAD
WIMBORNE, BH21 7NT



OFFERS IN THE REGION OF £625,000

- DETACHED CHARACTER HOME
- 3 BEDROOMS
- DUAL ASPECT SITTING ROOM
- SEPARATE DINING ROOM
- KITCHEN AND UTILITY
- GARDEN ROOM
- BATHROOM AND GROUND FLOOR SHOWER ROOM
- GARAGE
- WORKSHOP
- PRIVATE REAR GARDEN

This detached, three bedroom family home has a wealth of character features. Exposed timbers, stripped wooden floors, an inglenook fireplace with woodburner in the sitting room along with various nooks and alcoves, all enhance the charm and cottagey ambience of this delightful home.

The kitchen with a selection of custom made base storage units and wall racks, as well as a Stanley cooker, overlooks the rear garden with a step up to the adjoining utility room and shower room. A separate door gives access to the garden room with access to outside via double opening glazed doors. The dual aspect sitting room has a feature inglenook style fireplace and double doors to the rear garden.

On the first floor there are three bedrooms – two doubles and a single - Bedroom two has generous built in storage. A well proportioned traditionally styled family bathroom serves all three.

Outside there is an attached garage workshop and parking to the front of the garage. The rear garden is a notable feature with a truly magical feel – attractively landscaped and neatly maintained this outside space offers tranquillity and seclusion with a private patio just outside of the



garden room, a delightful pond and water feature set within a woodland garden, along with a lovely lawn surrounding a mature feature tree. There are open field views from the front of the property and dog walks nearby.

Additional Information

Energy Performance Rating: F

Council Tax Band: D

Tenure: Freehold

Specialist Issues: Historically in 2019 the property was treated for rising damp, a copy of the Certificate of Guarantee is held in the office

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: Yes

Restrictive Covenants: Yes

Parking: Private Driveway and garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



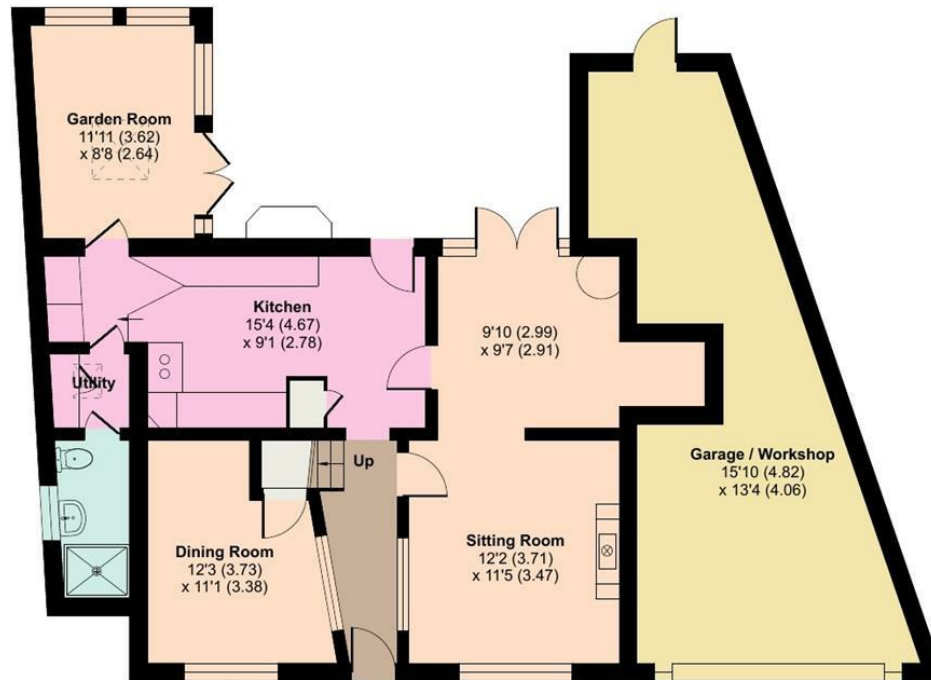
Award Road, Wimborne, BH2

Approximate Area = 1436 sq ft / 133.4 sq m

Garage = 334 sq ft / 31 sq m

Total = 1770 sq ft / 164.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2025. Produced for Edwards Estates Ltd. REF: 1314949



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Ferndown Office

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