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ASHMEADS WAY  
WIMBORNE, BH21 2NZ



# PRICE GUIDE £695,000

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- DETACHED HOME
- CORNER PLOT
- VERSATILE ACCOMMODATION
- FOUR BEDROOMS
- STYLISH KITCHEN
- SEPARATE UTILITY
- BREAKFAST ROOM/STUDY
- RECEPTION//DINING AREA
- INTEGRAL GARAGE
- FAR REACHING VIEWS

The welcoming entrance hall has a useful storage cupboard. At ground floor level there are two double bedrooms, one of which is fitted with wall to wall sliding door wardrobes. These are served by a well appointed shower room with generously sized shower, vanity wash hand basin, WC and a useful storage cupboard.

The kitchen, with window overlooking the garden, is stylishly fitted with a range of shaker style, light fronted base and wall units and appliances include two ovens, a microwave, integrated fridge/freezer and dishwasher as well as an inset, five burner gas hob with extractor above. From the kitchen, there is access to a utility room which offers space and plumbing for a tumble dryer and washing machine and tucked away, off the utility is a breakfast room/study looking on to the front garden.

A further reception/dining area with stairs rising to the first floor has a glazed door leading out to the garden and a good size understairs cupboard offering ample storage space.

On the first floor, undoubtedly a notable feature is the very well proportioned lounge with dual aspect sliding doors opening to a wrap around balcony from which to enjoy panoramic, far reaching views towards Bournemouth and the Purbecks – a stunning feature secured by the elevated position of this delightful home. In addition, the master bedroom is equally well sized and has wall to wall fitted wardrobes offering generous storage. There is a fourth bedroom on this floor which is currently used as a study and a fully tiled "Jack and Jill" bathroom which has a shower above the bath.



Outside the property sits on a good size corner plot. A tarmac driveway leads to an integral garage with electrically operated up and over door and mezzanine storage above. The garden is neatly and easily maintained, being laid mainly to lawn with specimen border planting with walled and fenced boundaries. There is also off road parking to the front of the property.

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

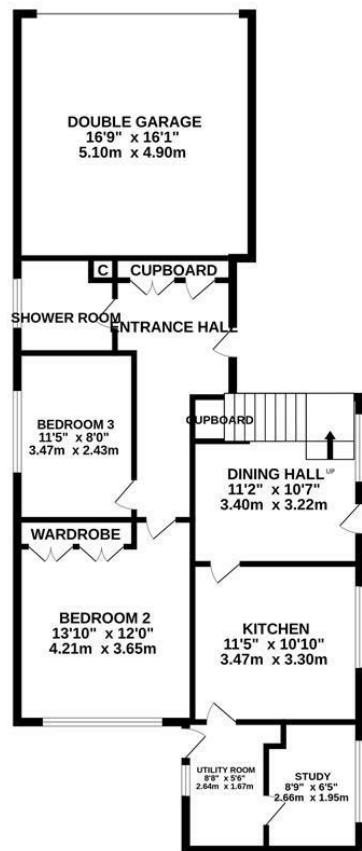
From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

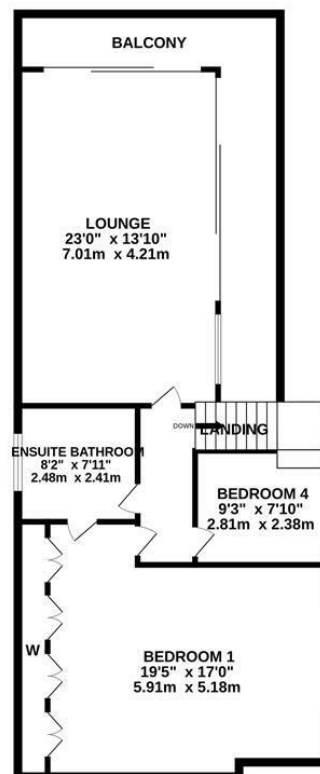
Energy Performance Rating D  
Council Tax Band F



GROUND FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR  
1020 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA: 2056 sq.ft. (191.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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