



9 Champion Gardens, Wimborne Minster

A stunning detached family home set in a wonderful cul de sac location, giving views across open countryside as well as only being a 10 minute walk from Wimborne town centre. The home itself is beautifully presented with a detached partially converted double garage and a large driveway.

Guide Price
£700,000
Freehold



9 Campion Gardens , Wimborne Minster BH21 4FH

- Stunning detached family home
 - Modern open plan living
- 4 Large double bedrooms two with en suite bathrooms
 - Lovely views across countryside
 - Parking for 4 cars
- Walking distance to Wimborne town centre
 - Partially converted double garage
- Access to several footpaths and trailways

Viewing strictly by appointment through
Symonds & Sampson Wimborne Sales Office
on 01202 843190





Tucked away at the end of a quiet cul de sac is this deceptively spacious detached family home.

The house is nestled in a corner, surrounded by countryside, with a large driveway in front of the partially converted double garage and enough room to park 4 cars.

As you approach the house there is a front garden laid to lawn. You come in through the front door into the large hallway with hanging space behind the front door and an additional two storage cupboards and a downstairs loo situated under the stairs.

To the left of the front door you head into the gorgeous sitting room which has a large electric, living flame, multi function feature fireplace. With double doors that open up into the garden allowing natural light to flood the room.

The kitchen is set in a large 'L shape' which incorporates the modern living style. Combining kitchen and dining room with a snug area to the rear of the house which again has double doors opening out into the garden. The kitchen is

well equipped with AEG built in appliances and there is a utility room off the kitchen housing the white goods and the boiler, there is also a back door access.

Upstairs there are four well proportioned bedrooms. The main bedroom has a large walk in wardrobe with built in wardrobes and sliding doors, there is space for a dressing table and more storage options. There is an en suite bathroom with a walk in shower.

Bedroom three is a good size for a double bed and plenty of space for storage and a desk.

Bedroom two has an en suite bathroom with walk in shower and has wonderful countryside views across the Sang.

Bedroom four, again a double room which shares the same lovely views as bedroom three.

The family bathroom is spacious and has both a bath and a large walk in shower, it has a frosted window which allows in lots of natural light.

Outside

The garden is a good manageable size with a wrap around lawn, a decking area perfect for outside entertaining. There is another patio area and an outside gym/activities area.

There are also two electrical points and an outside tap and a gate that leads out to the driveway where there is an electric car charging point.

The garage is accessible from both the garden and the driveway. The first part of the garage has been partially converted, it has been fully insulated with power and there is scope to make it into a home office, games room, gym or activity room.

The second part of the garage has an up and over door onto the driveway with plenty of space for a car or storage.

The Sang (suitable alternative natural green space) borders this home, there is access to miles of walks and also walking distance to two local pubs.

Services

All mains services

EPC-B

Council tax - F

Campion Gardens, Wimborne Minster, Wimborne

Approximate Area = 1693 sq ft / 157.2 sq m

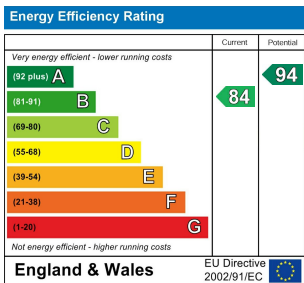
Garage = 302 sq ft / 28 sq m

Total = 1995 sq ft / 185.2 sq m

For identification only - Not to scale



From Wimborne Town Centre, head west towards Rowlands Hill/B3073. Turn left onto Rowlands Hill/B3073. At the roundabout, take the 4th exit and stay on Rowlands Hill/B3073. At the roundabout, take the 1st exit onto Hanham Rd/B3073. At the roundabout, take the 2nd exit onto Allenvie Rd. Continue onto Burt's Hill. Turn right onto Wimborne Rd/B3078. Continue to follow B3078, turn right onto Woodcutts Ln. Turn left onto Emley Ln, Destination will be on the left. Arrive at 9 Campion Way.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1067853



WIM/IJ/DEC23

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