



Casa Loma, Leigh Lane, Wimborne,

A lovely detached family home offering deceptively spacious accommodation. Set within walking distance of the town centre and Colehill. With a garden extending to over half an acre.

Guide Price
£750,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Casa Loma, Leigh Lane, Wimborne, BH21 2PS

- A deceptively spacious detached family home
- Four bedrooms, four bathrooms and two reception rooms
- A large triple garage and workshop and parking for 10 cars
- Secluded and private gardens approaching 1/2 an acre
- Offered with no forward chain and vacant possession
- Walking distance of Wimborne town, Colehill and amenities
- With a large garden shed, carport and stables

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





A wonderful opportunity to acquire a very deceptive, four bedroom, detached modern chalet style home. Situated on a superior site approaching 1/2 an acre, on the south side of Colehill, close to Wimborne town centre.

The property was built as a small 3 bedroom chalet in 1966 but has been substantially extended by previous owners. The past owners purchased the property in 1998 and during their time, they have carried out a programme of modernisation, refurbishment and updating. The property is now presented in excellent decorative order throughout. There is great potential to extend the accommodation in many different ways, subject to the necessary planning consents and approvals.

There are many outstanding features. On the ground floor, there is a superb kitchen/family/living area with three sets of bi-fold doors leading to the terrace and gardens. There are four en suite double bedrooms. Outside, there is a large triple garage and workshop, which could easily be converted into a self contained annex (subject to the necessary approval). The gardens have a mainly

south/south-east aspect.

The home has a lovely garden of approaching 1/2 an acre and the outbuildings include two stables, workshop and a large tractor store. The gardens have been particularly well maintained. There is parking on a gravelled courtyard for numerous vehicles, caravans or boats. This home is offered with no forward chain and vacant possession.

Internally

The property benefits from deceptively spacious accommodation with the principle rooms benefitting from being large and rear facing across the garden.

On the ground floor is the entrance hallway leading to the main sitting room. The large and modern kitchen/family room has lovely views over the gardens and is used as the 'hub of the home', from here a separate utility/boot room can be found. Completing the ground floor are two double bedrooms, both bedrooms have shower rooms with the smallest enjoying a jack-n-Jill with the utility room for convenience. On the first floor landing are two further

double bedrooms, both of which have large en-suite shower rooms.

Externally

The property is approached via a 5-bar farm style gate to a gravelled courtyard. A triple garage and adjacent workshop which has lighting, and power. The front garden is enclosed by a mixed hedgerow and planted borders. The property sits on a slightly elevated site and has the benefit of outstanding gardens. There is a large 'L' shaped well maintained lawn, enclosed by hedges, post and rail fencing and close boarded fencing. The grounds are level with paved pathways and terracing surround the property. Seating area, and stone terrace. The property benefits from solar panels lowering energy bills.

Services

All mains services
EPC - C
Council tax band - E

Casa Loma, Leigh Lane, Wimborne

Approximate Area = 2223 sq ft / 206.5 sq m
 Garage = 583 sq ft / 54.1 sq m (excludes carport)
 Total = 2806 sq ft / 260.6 sq m

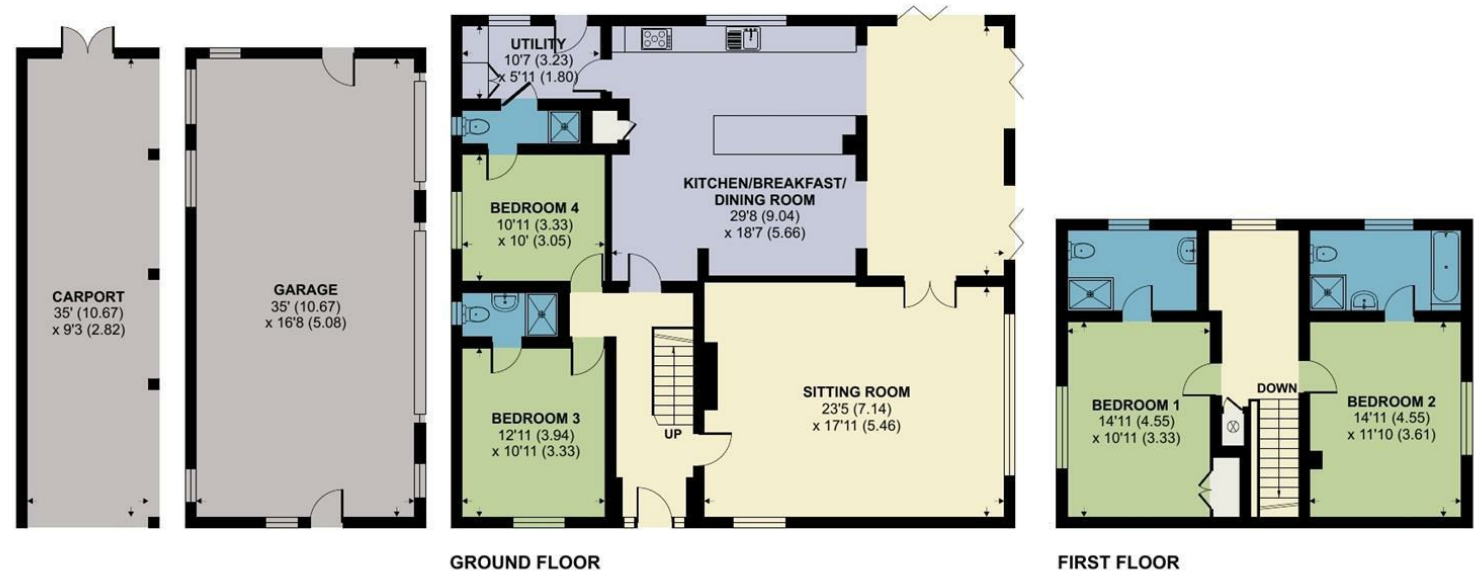
For identification only - Not to scale



Directions

From Wimborne, proceed east along Leigh Road. Turn left into Northleigh Lane and proceed over the old metal railway bridge. Turn right into Leigh Lane and proceed past the left hand turning to The Vineries. On the right hand bend, the property can be found on the right hand side.

Energy Efficiency Rating	
	Potential
Vary 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	Current 73 Potential 80
England & Wales EU Directive 2002/91/EC	



GROUND FLOOR

FIRST FLOOR

WIM/IJ/19/12/2023



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1040027



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