



Strickland Way, Wimborne

A beautifully presented family home situated in a highly desirable location and within easy access to Wimborne. The property benefits from three bedrooms, two bath/shower rooms and a lovely garden.

Guide Price

£425,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Strickland Way Wimborne BH21 2GF

- Approx 8 years of warranty remaining
 - Kitchen/diner
 - Ensuite & bathroom
 - Private rear garden
 - Open aspect to rear
- Master bedroom with built in wardrobes
 - CTB:D
 - EPC:B

Viewing strictly by appointment
Symonds & Sampson
01202 843190





The home is entered through a black composite door which is set with Georgian style white pillars. The hallway provides access to the cloakroom and the kitchen diner which is very much the heart of the home. This light room has an informal feel with light grey gloss wall and base units set with a white stone effect worksurface and includes a stainless steel sink, electric oven, gas hob with extractor over and a range of built-in white goods. The dining area is laid with laminate flooring and Georgian style sash window flooding the room with light and includes access to understairs cupboard. Leading from the kitchen/diner is the sitting room which is located to the rear of the property with French doors giving access to the private rear garden. Rising to the first floor, the master bedroom is a large double with built-in wardrobes and an ensuite shower room and is located to the rear of the property enjoying views of the rear garden and the open aspect beyond. The second bedroom is a good-sized double. The third bedroom is currently used as an office but would accommodate a single bed and includes a built-in wardrobe. A family bathroom which comprises of a white suite and heated towel rail.

The property is approached via a brick paved driveway with parking for two cars and a small front border with establishing shrubs. The rear garden is a particular feature enjoying a good degree of privacy with an open aspect beyond. The garden is primarily lawn and bordered with wooden fencing and a brick wall. A patio adjoins the property and a further patio has been laid at the bottom of the garden which is ideal for alfresco dining. The garden also includes a wooden shed and side access.

Outside

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Mains electricity, gas, water and drainage. Gas fired central heating system.



Situation

Wimborne Minster is a historic market town which boasts a wide range of independent shops, restaurants and cafes. The town offers an array of amenities including a Waitrose supermarket. The architecture of Wimborne is regarded as one of the foremost collections of 15th-, 16th- and 17th-century buildings such as the Cornmarket, the High Street and includes the town hall, the Priests House museum and dozens of original shops and pubs. The town is home to the popular Tivoli Theatre, a 1930s art deco cinema and theatre. The Minster is a Saxon church, with Norman and Gothic architecture. It is famed for its chained library and the tomb of King Ethelred the brother of Alfred the Great as well as the tombs of John Beaufort, Duke of Somerset. The town has a market which is held on a Friday at the Allendale Centre and an annual Folk Festival of traditional folk dance and music which has become the focal point for one of the largest gathering of dance teams and musicians in the South of England. There are public leisure facilities in Wimborne along with many golf courses in the area include Ferndown, Broadstone, Dudsbury and Remedy Oak Clubs. 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 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. The area is well known for its schooling in both the private and state sectors with Canford School, Castle Court School, Dumpton School and Queen Elizabeth's School.



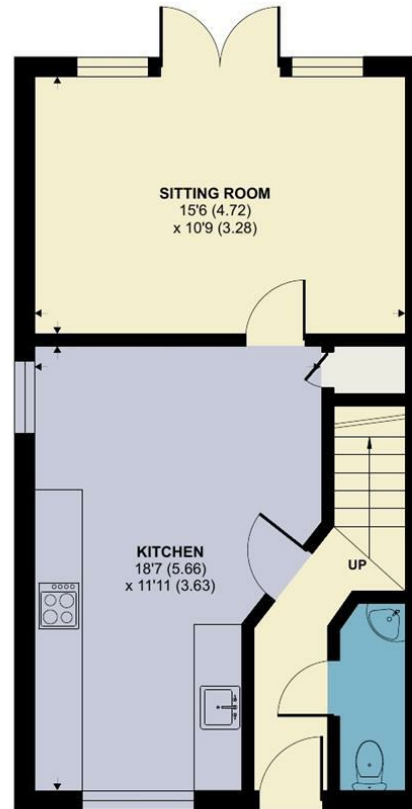
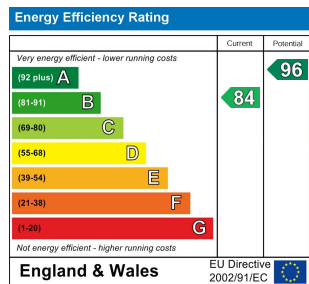
Strickland Way, Wimborne

Approximate Area = 924 sq ft / 85.8 sq m

For identification only - Not to scale

Directions

From Wimborne east towards the Canford Bottom roundabout on the B3073. Continue along this road through two sets of traffic lights. Take a right hand turn into the Quarterjack development in Lonsdale Road, continue along this road and take the second turning on the left on to Strickland Way, where the property can be found on the left hand side.



GROUND FLOOR



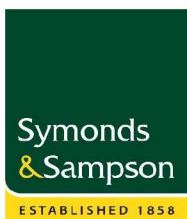
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 900949



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