



Symonds
& Sampson

Wimborne Road West

Wimborne, Dorset.

Robbins Hedge

221
Wimborne Road West
Wimborne
BH21 2DN



- A stunning Victorian home which has been beautifully extended
 - A large garden room, home office, gym or annex
- Sublime mature and large garden awash with seasonal colour
- Abutting the Castleman trail way ideal for walking and pets
- Three/Four bedrooms, with the principal suite having an open en-suite
- Off road parking for numerous vehicles, underfloor heating in extended areas
- A large kitchen/family room opening to the rear aspect

Guide Price **£575,000**

Freehold

Wimborne Sales
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THE PROPERTY

A stunning, and recently extended Victorian family home located in Stapehill backing onto the Castleman trail. Within the grounds is a large home office/annex and ample parking coupled with a mature and large garden. Lovely features include a large kitchen/family room and an open plan principle suite with a freestanding bath.

ACCOMMODATION

Entrance hallway and lobby, large dining area, kitchen/family room with access via bi-folding doors with parquet flooring throughout. A separate utility and ground floor W/C, ground floor snug or bedroom four. On the first floor are three bedrooms, with the principal having a freestanding bath. There is a beautiful separate family bathroom. The home also has a sublime garden awash with colour with mature shrubs, garden room, annex, or gym/home office all backing onto the trail way, ideal for walking, ample off road parking.

OUTSIDE

To the front of the property a new driveway has been laid offering extended parking for several vehicles. The remainder has mature trees, shrub and hedged borders. Leading from the kitchen/family room is the rear patio, ideal for outside entertaining. A path leads down the centre of the garden which is predominantly laid to lawn with a stunning mixture of mature trees, shrubs and flower beds. To the rear is the annex with its own garden area and patio as well as access to the trail way. The garden is simply beautiful.

SITUATION

A convenient location with easy access to Ferndown's main shopping centre including eateries, cafes, a M&S food hall, Tesco and a large recreational park, gym and sports centre. Also Wimborne's historic market town which offers the Minster, an abundance of shops including Waitrose and superb restaurants and retail shops.

DIRECTIONS

What three words /// rooms.overhead.beginning

SERVICES

All mains services - The annex has main services and electrics. Underfloor heating in the new extension

MATERIAL INFORMATION

There is mobile coverage in the area, please refer to Ofcom's website for more details.
Full internet available



Wimborne Road West, Wimborne

Approximate Area = 1539 sq ft / 142.9 sq m

Annexe = 307 sq ft / 28.5 sq m

Outbuilding = 77 sq ft / 7.1 sq m

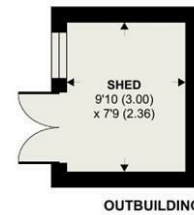
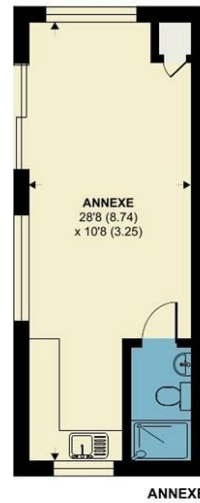
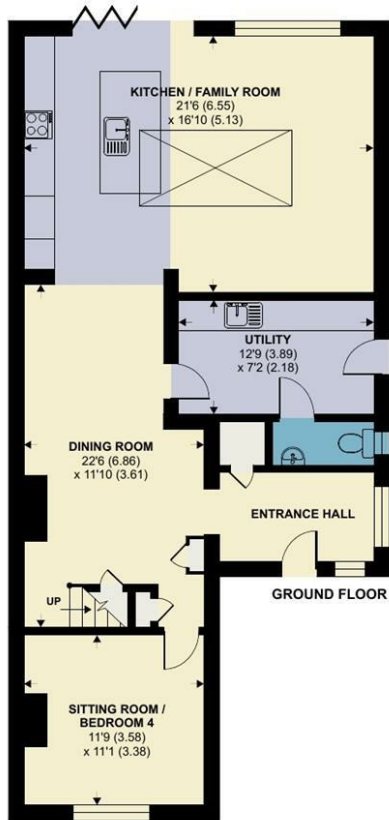
Total = 1923 sq ft / 178.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		71	78
		EU Directive 2002/91/EC	



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1325981



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