



Symonds
& Sampson

Arrowsmith Road

Wimborne, Dorset.

Ryevale

Arrowsmith Road
Wimborne
BH21 3BG



3.24 acre(s)

- A stunning development opportunity in a sought after road (STPP)
 - Possibility to re-design, demolish or extend
- Situated in one of the finest and most sought after locations
 - No chain, vacant possession
- BEING SOLD BY TENDER - CLOSES 26th SEPTEMBER 2025 12 NOON
- Ground extending to 3.244 acres with three stables and a double garage
- Completely private and secluded at the end of a long private drive

Guide Price **£900,000**

Freehold

Wimborne Sales
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THE PROPERTY

A stunning opportunity to acquire a detached family home in need of modernisations, located in arguably one of the finest roads the area has to offer. Set in 3.24 acres of land offering unrivalled potential to re-build or extend to create a sublime grand design. FOR SALE BY TENDER ON 26th SEPTEMBER 2025 at 12 NOON

ACCOMMODATION

A large reception hall, good-sized front to rear sitting room, Kitchen, with a single skinned utility extension, dining room, study, ground floor shower room, four double bedrooms, family bathroom. Detached double garage, three stables. Set in 3.24 acres of open land.

OUTSIDE

A central driveway leads to the home, which was built in 1967 by the current owners. This property is set centrally in its plot and has a large oval turning island. The grounds, which extend to 3.244 acres (and is on two separate titles), surround the home making it incredibly private and secluded. Within these grounds is a detached double garage and three stables. Formally there were further outbuildings and the foundations can still be seen.

SITUATION

Situated in one of the areas most sought after and highly desirable locations. This property is set centrally within its plot, offering complete privacy and seclusion. Arrowsmith Road has a mixture of homes all with large gardens and grounds, benefitting from easy access to Wimborne, Poole and Broadstone.

DIRECTIONS

What three words [///swing.lofts.dart](http://www.swinglofts.dart)

SERVICES

Private drainage (septic tank) Non compliant.
Gas central heatig
Council Tax Band - G
EPC Rating - E

MATERIAL INFORMATION

Mobile phone and broadband available - please refer to the Ofcom website for details.



Arrowsmith Road, Wimborne

Approximate Area = 1811 sq ft / 168.2 sq m

Garage = 326 sq ft / 30.3 sq m

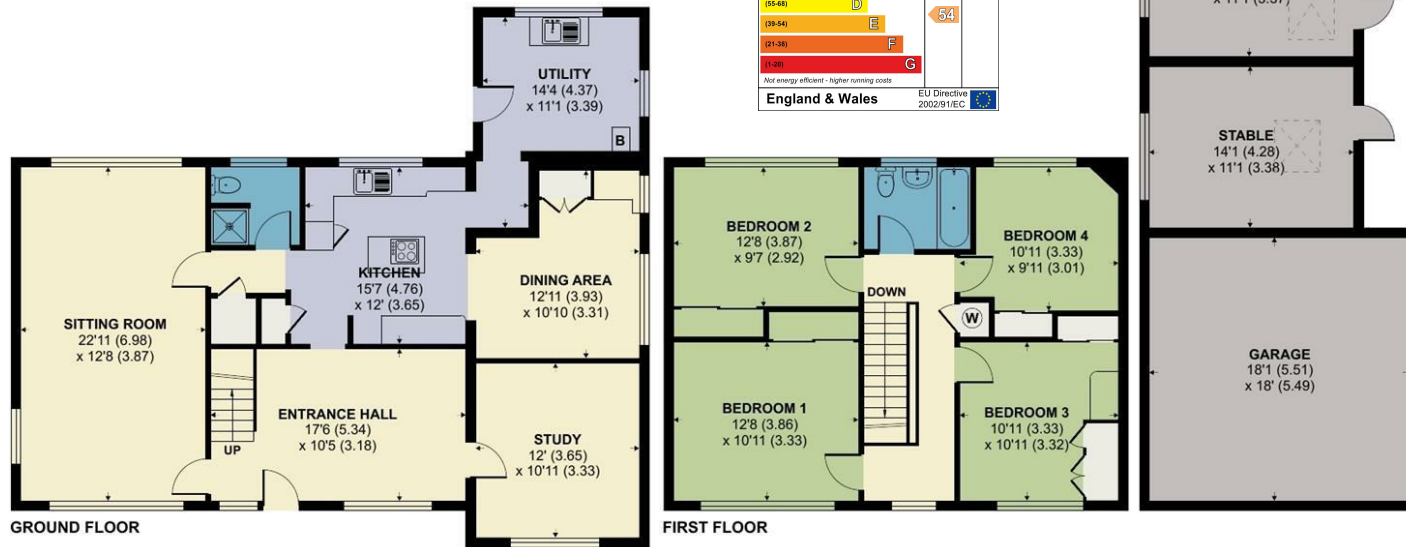
Outbuilding = 466 sq ft / 43.3 sq m

Total = 2603 sq ft / 241.8 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	
England & Wales	EU Directive 2002/91/EC



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: 1334008



WIM/NW/AUG25



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