



## 11 Middlehill Road, Wimborne, BH21 2SA

Asking Price £395,000

- Impressive Vaulted Master Bedroom W/ Ensuite
- Bespoke First Floor Extension
- School Catchment Area
- VIEWING IS ESSENTIAL
- Contemporary Kitchen/Dining Room
- Driveway - Parking For Two
- Three Bedrooms
- Perfect For Families Or Couples
- Modern Family Bathroom
- Council Tax: B

# 11 Middlehill Road, Wimborne BH21 2SA

A BEAUTIFULLY presented THREE BEDROOM home featuring a STUNNING OPEN-PLAN KITCHEN/DINING ROOM with BI-FOLD DOORS to a LANDSCAPED GARDEN. Benefits include a ELEGANT LIVING ROOM with working chimney, a BESPOKE VAULTED PRINCIPAL BEDROOM with ENSUITE, modern family bathroom, LOFT CONVERSION POTENTIAL (STPP) and excellent access to HIGHLY REGARDED SCHOOLS, COUNTRYSIDE WALKS and the A31.



Council Tax Band: B



## Property Details

### Area

Colehill and Wimborne are highly sought-after locations, particularly for families, offering a range of well-regarded schools, excellent local amenities, and a strong sense of community. Surrounded by beautiful Dorset countryside, the area provides easy access to a variety of scenic walks and outdoor spaces. Wimborne's thriving town centre offers a great selection of shops, cafés, restaurants, and leisure facilities, while the nearby A31 provides convenient links to Bournemouth, Poole, Southampton, and London, making the area ideal for both commuters and families alike.

### Description

Upon entering the property, you are welcomed into the elegant living room featuring a working chimney, creating a warm and inviting focal point. The accommodation then flows through to the impressive open-plan kitchen/dining room, created in 2019 when the original kitchen and dining room were knocked through to form a bright and spacious living space. The kitchen was also modernised at this time and benefits from a seven-year-old boiler. Bifold doors open

directly onto the landscaped rear garden, providing an excellent space for both everyday living and entertaining.

Outside, the thoughtfully designed rear garden caters to a variety of lifestyles, featuring a combination of decking, newly installed in 2023, a paved seating area, and a lawn. The garden also benefits from a bespoke secure shed, providing valuable additional storage space.

The first floor comprises a stunning vaulted principal bedroom with a contemporary ensuite, forming part of a bespoke extension designed by Konzept Architects. Two further bedrooms, including a double and a generous single/small double, are served by a modern family bathroom. The loft space remains unboarded but offers excellent potential for conversion, subject to the necessary consents.

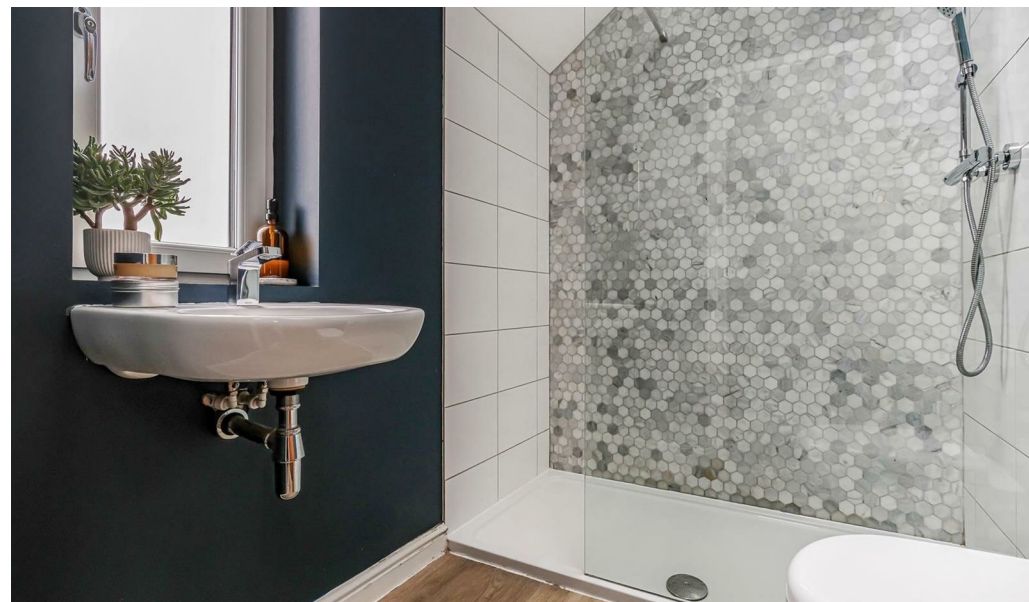
### AGENT NOTES

TENURE: FREEHOLD

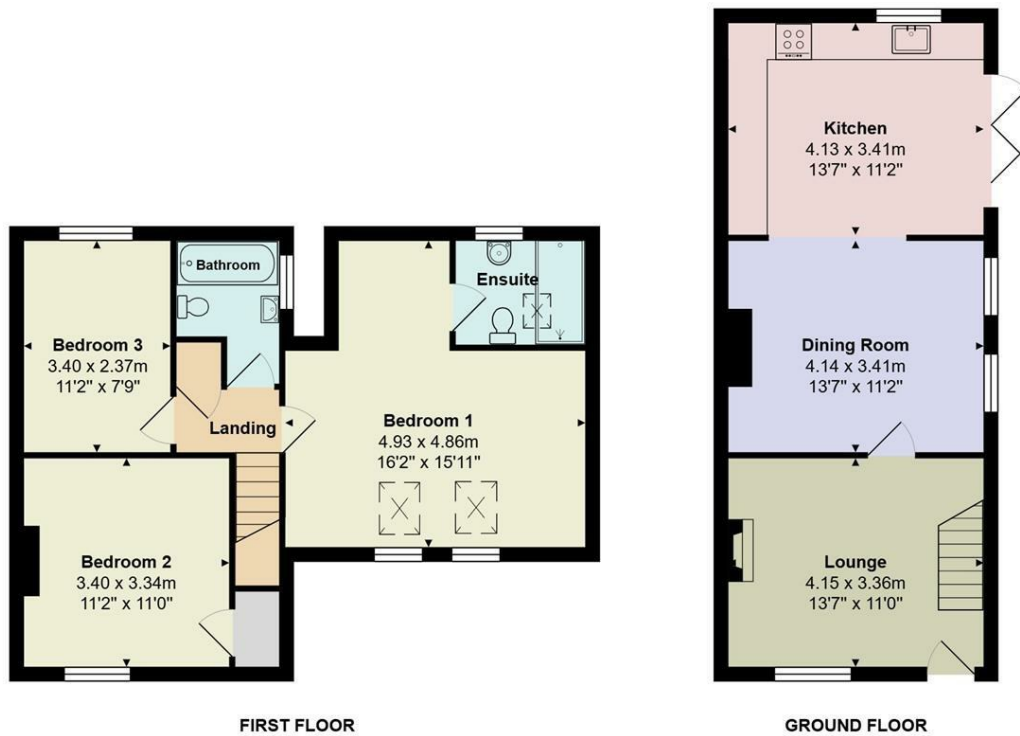
PARKING: 2 SPACES

COUNCIL BAND: B

EPC: D



# Area Map



Total Area: 93.9 m<sup>2</sup> ... 1010 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewings

Viewings by arrangement only.  
 Call 01202 88 90 88 to make an appointment.