



Woodlands, Stapehill Road, Wimborne, BH21 7ND

£900,000



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An impressive and beautifully presented detached family home, offering spacious and versatile accommodation extending to approximately 2,861 sq ft. Built in 2003, this substantial residence enjoys a generous plot in a sought-after semi-rural setting adjacent to Knoll Gardens, with excellent access to countryside walks while remaining conveniently positioned between Wimborne and Ferndown.

The property provides five bedrooms, four reception rooms, and three bathrooms, making it ideally suited to modern family living.

A welcoming entrance porch with tiled flooring leads into a spacious reception hallway, complete with coats cupboard and a contemporary cloakroom with WC and vanity unit. The principal living space is a generous sitting room featuring an attractive exposed brick fireplace with open fire, bay window with window seat, and French doors opening onto a veranda. A square archway flows through to the dining room, which enjoys a dual aspect and further French doors onto the veranda—perfect for entertaining.

Additional reception rooms include a charming music room with bay window and window seat, and a separate study overlooking the front aspect, ideal for home working.

The heart of the home is the large kitchen/breakfast room, fitted with a comprehensive range of base and eye-level units, complementary worktops, a Rangemaster cooker with extractor, built-in pantry, and

breakfast bar. There is ample space for a dining table, with French doors opening onto the patio and garden. A separate utility room provides further storage, a butler sink, and additional appliance space, with direct access to the garden.

The ground floor also offers two well-proportioned bedrooms with built-in wardrobes, served by a modern shower room. Upstairs, the landing provides access to a linen cupboard and a substantial walk-in loft space used for storage. The principal bedroom enjoys a dual aspect and is fitted with a range of built-in furniture, including wardrobes and a dressing table, along with a stylish en suite shower room. There are two further double bedrooms and a well-appointed family bathroom with bath and separate shower.

The property benefits from gas underfloor heating throughout, double glazing, and an intruder alarm system.

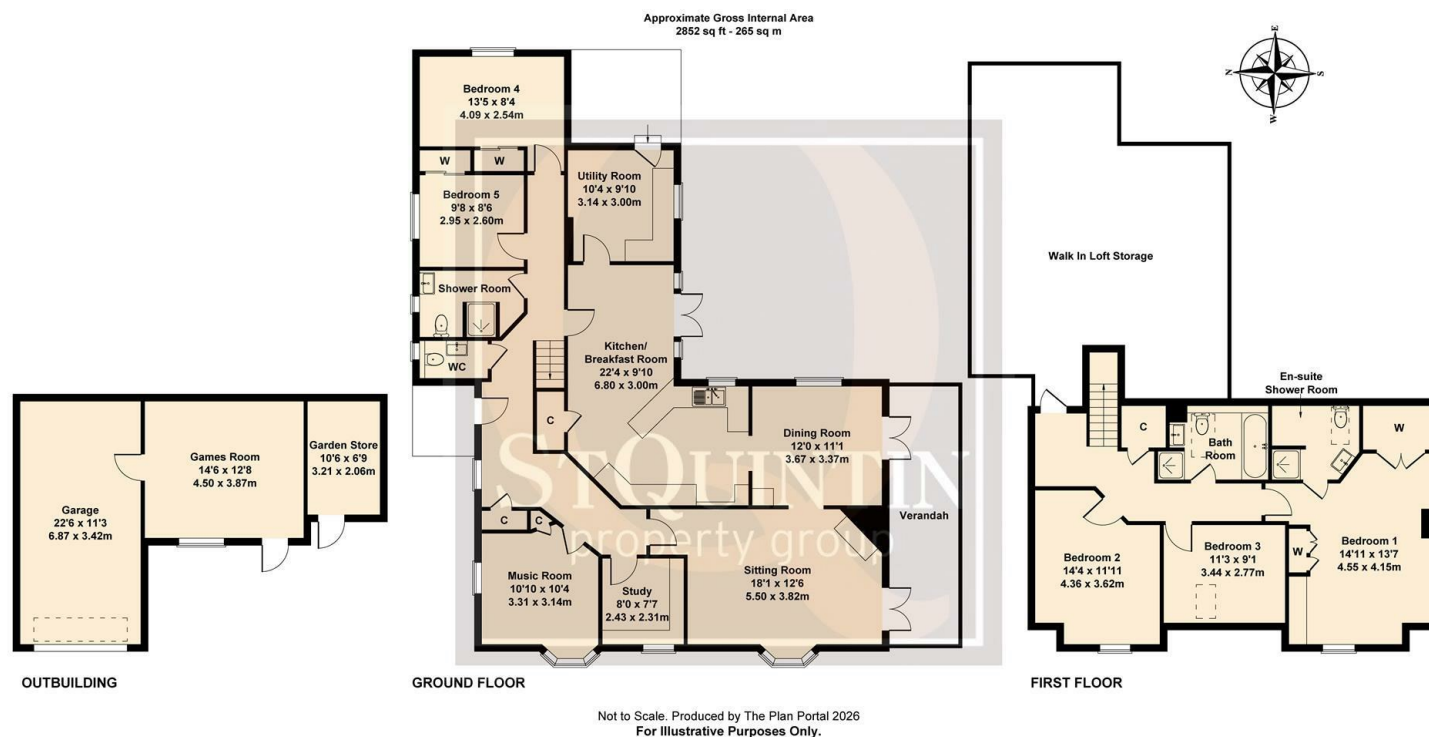
Externally, the gardens are a particular feature and must be viewed to be fully appreciated. A gravel driveway with turning area provides ample off-road parking and leads to a detached garage with adjoining games room/hobbies space. The front garden is laid predominantly to lawn, while the landscaped rear garden offers a paved patio, mature planting, fruit trees, a wildlife pond, and additional lawned areas, all enclosed by a combination of brick walling and fencing. There is also a vegetable garden, greenhouse, and potting shed.

Council Tax Band: G
EPC Rating: C



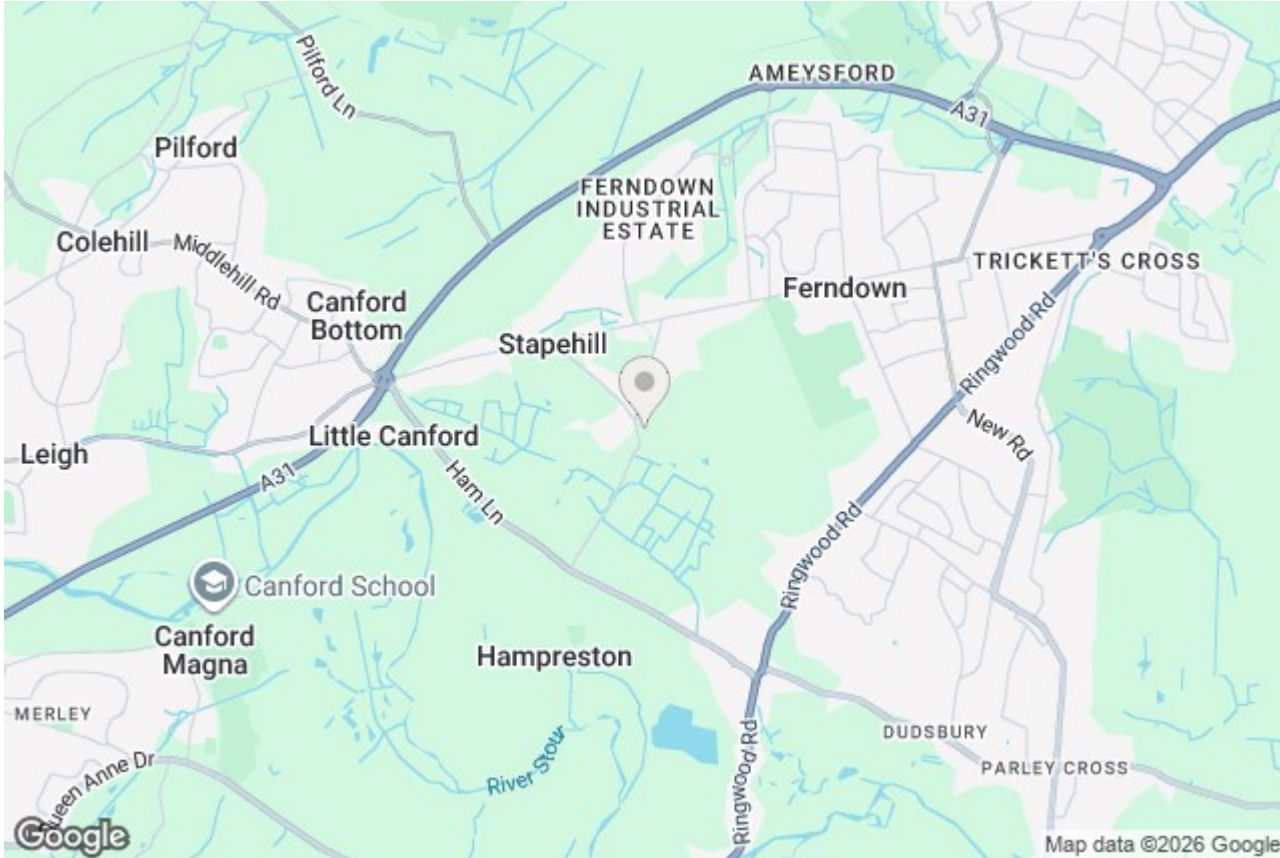
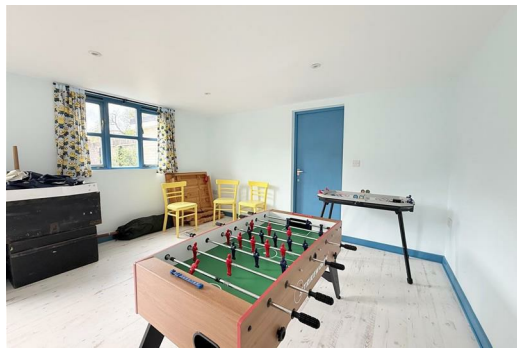






- Approximately 2,861 sq ft of well-balanced accommodation
- Impressive sitting/dining room featuring an exposed brick fireplace
- Versatile music room and a dedicated study
- Beautifully landscaped rear garden with well-stocked borders of mature shrubs, flowers and trees
- Ample off-road parking, complemented by a detached garage
- Separate dual-aspect dining room offering excellent natural light
- Principal bedroom with fitted furniture and a stylish en suite shower room





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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 	

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