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ESTATE AGENTS

# WIMBORNE ROAD WEST

WIMBORNE, BH21 2EB



# GUIDE PRICE £500,000

- Grade 11 Listed Building
- Prestigious Stapehill Abbey
- Exclusive gated development
- Approx. 70 acres of communal grounds
- Parking for 2 cars at the property
- Additional visitor parking
- Sizeable rear garden
- Sympathetically modernised throughout
- Open plan kitchen/family room
- 3 bedrooms all with ensuite bathrooms

GRADE 11 LISTED - This charming Grade 11 listed semi detached cottage sits within a generous plot on the prestigious Stapehill Abbey development and offers a unique blend of historic character and modern living. Set within approximately 70 acres of beautifully maintained communal grounds, this property is part of an exclusive gated community that provides both privacy and a sense of community.

The property includes parking for two vehicles at the front, with additional visitor parking conveniently located nearby. The side access leads you to a generous private rear garden, perfect for outdoor relaxation and entertaining.

Internally, the cottage has been sympathetically modernised, ensuring that it meets the needs of contemporary family life while preserving its original charm. The entrance hall welcomes you into the home, with a downstairs cloakroom conveniently situated to the right. To the left, you will discover an open plan kitchen and family room, designed for both functionality and style. This space features a large breakfast bar and is fully integrated, making it ideal for family gatherings. A separate utility room adds to the practicality of this well-designed area.







Adjacent to the kitchen, a home office provides a quiet space for work or study, leading you through to the staircase and lounge. The lounge is a cosy retreat, complete with a log burner and direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the property boasts three well-appointed bedrooms, each with its own ensuite bathroom, ensuring comfort and privacy for all family members. This delightful cottage truly offers a rare opportunity to enjoy a harmonious blend of historic elegance and modern convenience in a sought-after location.

Additional Information
Agents Note: Agents Note: There is an Annual Service Charge of approximately £1,600 pa towards the Estate Gardens.
Energy Performance Rating: E
Council Tax Band: D
Tenure: Freehold
Flood Risk: Very low but refer to gov.uk, to check long term flood risk
Conservation area: Yes
Listed building: Yes
Tree Preservation Order: Yes
Parking: Private driveway
Utilities: Mains Electricity, Mains Gas, Mains Water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website



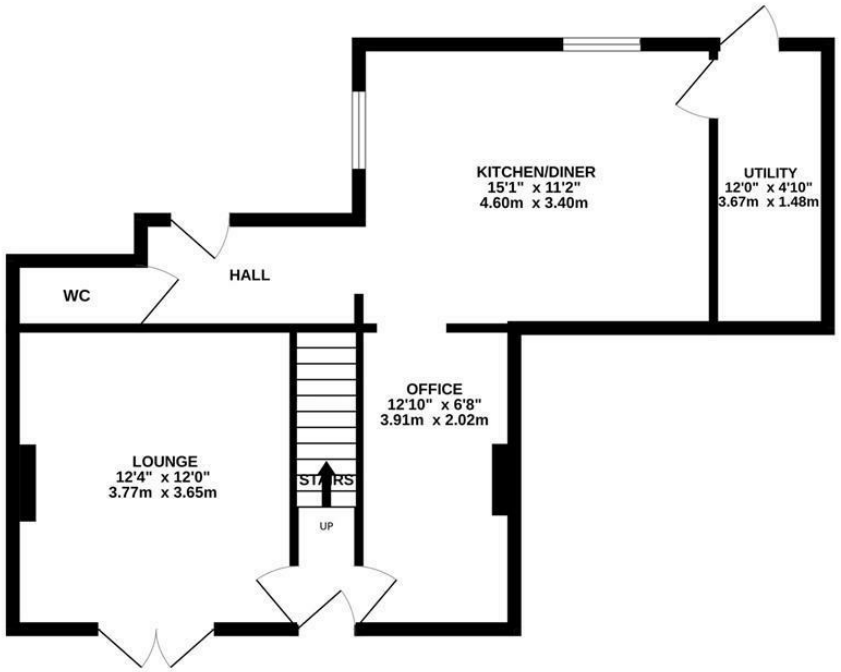




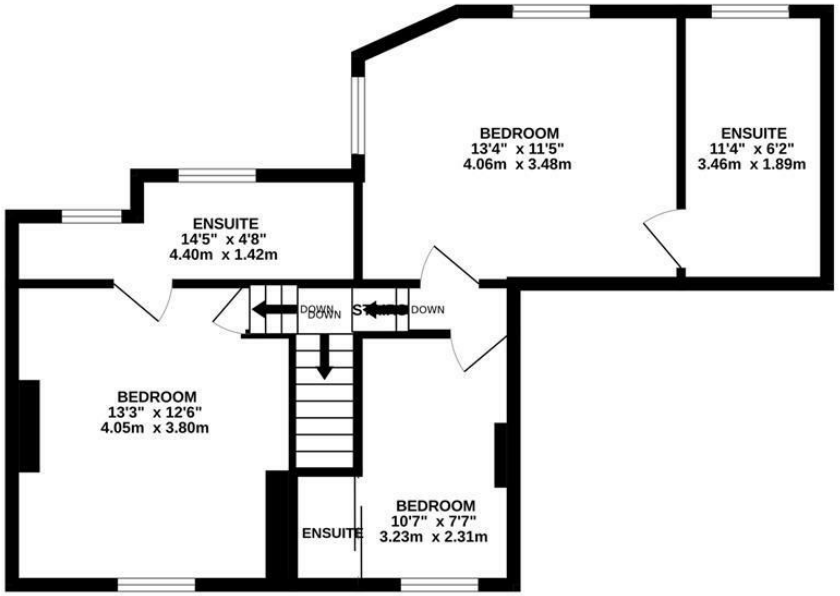




GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.




1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.




TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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