

MIDDLEHILL ROAD

WIMBORNE, BH21 2HL



GUIDE PRICE £550,000

- Detached family home
- 4 double bedroom s
- Stylishly appointed kitchen/dining room
- Dual aspect living room
- Master ensuite, family bathroom & cloakroom
- Underfloor heating to the downstairs
- Electric gates & attached double garage
- Private rear patio & courtyard garden
- Immaculately presented throughout
- Well regarded schools and local amenities nearby

This four double bedroom detached family home occupies a corner plot in popular Colehill, with well regarded schools and local amenities nearby. Accommodation also includes a well proportioned kitchen/dining room and a dual aspect living room on the ground floor and a family bathroom and master ensuite together with ground floor cloakroom. A double attached garage and neatly maintained low maintenance frontage with large rear courtyard garden complete the picture!

Owned by the current vendors from new, this detached, four double bedroom home is immaculately presented and offers low maintenance modern family living. Occupying a corner plot, the property is decorated in a neutral palette promoting a light and airy ambience throughout.

The welcoming reception hall is laid with ceramic floor tiles which continue through to the well proportioned and stylishly appointed kitchen/dining room which is fitted with a generous range of base and wall units along with double oven, gas hob and extractor. There is ample floorspace for a dining table and chairs and French doors lead out to the large private patio – an ideal spot for entertaining or relaxation! A separate dual aspect living room offers further social space with French doors giving access to the patio.







On the first floor, the master bedroom has wall to wall built-in wardrobes and the benefit of an adjoining fully tiled ensuite shower room, whilst the remaining bedrooms are served by an equally stylish, fully tiled family bathroom fitted with bath/shower, WC and vanity wash hand basin. A ground floor cloakroom is located off the hallway.

Outside, wrought iron fencing with hedging bounds the front of the property with pedestrian gate and pathway to the front door. To the side of the property, the driveway has electric gated access to the rear, a double attached garage which is fitted with two up and over doors and an internal pedestrian door directly to the kitchen.

Additional Information
Energy Performance Rating: C
Council Tax Band: E
Tenure: Freehold
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Flooded in the last 5 years: No
Conservation area: No
Listed building: No
Tree Preservation Order: No
Parking: Electric gated parking, private driveway & integral double garage
Utilities: Mains electricity, mains gas, mains water
Heating: Underfloor heating to the downstairs
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website





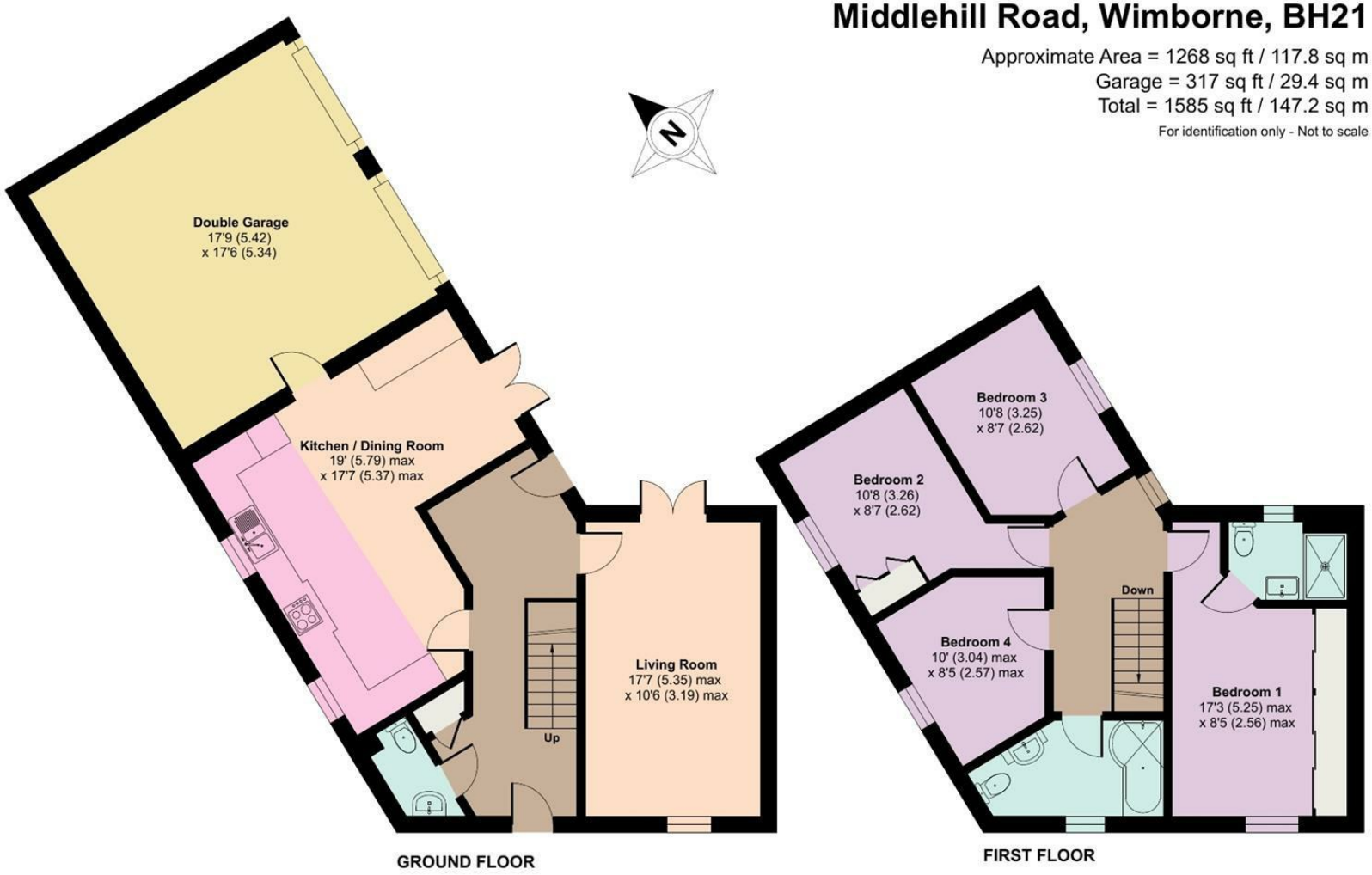






Middlehill Road, Wimborne, BH21

Approximate Area = 1268 sq ft / 117.8 sq m
Garage = 317 sq ft / 29.4 sq m
Total = 1585 sq ft / 147.2 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Edwards Estates Ltd. REF: 1493859

EDWARDS ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



EDWARDS
ESTATE AGENTS

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardestates.com
01202 855595