



*Asking Price*

£625,000

CUTHBURY GARDENS, WIMBORNE, DORSET BH21 1YB

Freehold







- ◆ **FOUR BEDROOM DETACHED FAMILY HOME**
- ◆ **ENCLOSED REAR GARDEN**
- ◆ **CLOSE TO WIMBORNE TOWN CENTRE**
- ◆ **OFF ROAD PARKING**
- ◆ **THREE BATHROOMS**
- ◆ **DOUBLE GLAZING THROUGHOUT**

A detached, four bedroom family home positioned close to Wimborne Town Centre, benefitting from three allocated parking spaces and a garage.

## Property Description

Cuthbury Gardens sits within close proximity to Wimborne Town Centre, which offers a comprehensive mix of shopping facilities, restaurants and attractions. This particular property is set back from the road offering a sense of privacy and further benefits include driveway parking for approximately three cars and a single garage.

The accommodation is laid out over two floors and comprises a welcoming entrance hall with a downstairs cloakroom and in-built storage. From the hallway, you have access to the dining room, study, living room and kitchen. The living room is positioned at the rear of the property and has double doors leading to the enclosed garden. The kitchen offers a selection of both floor and eye level units with multiple worktops and a separate utility room. The kitchen also has additional access to the rear garden.

All four bedrooms are double in size with two of these bedrooms having the benefit of en-suite facilities. There is a further family bathroom from the landing.









## Garden and Grounds

The front garden has been laid to a brick paved driveway, offering parking for approximately three cars. The rear garden has been thoughtfully designed with a patio area spanning the width of the home, ideal for alfresco dining. The remainder of the garden is laid to lawn with mature plants and shrubs creating a border around the lawn.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 1977ft / 183.7sq. m (All sizes are approximate)  
Heating: Electric heating and night storage  
Glazing: Double glazed throughout  
Parking: Drive parking for approx three cars.  
Garden: Enclosed rear garden  
Loft: Loft access with ladder.  
Main Services - Electric, water, drains.  
Local Authority - Dorset Council  
Council Tax - Band F  
Additional Information:

For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

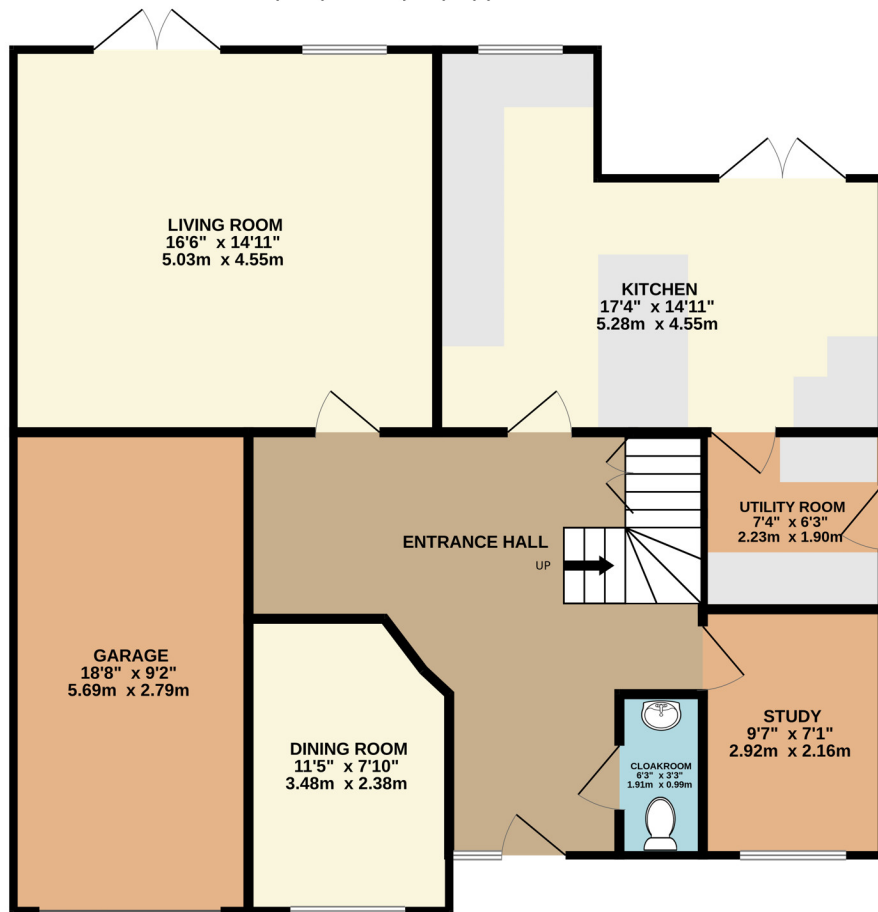




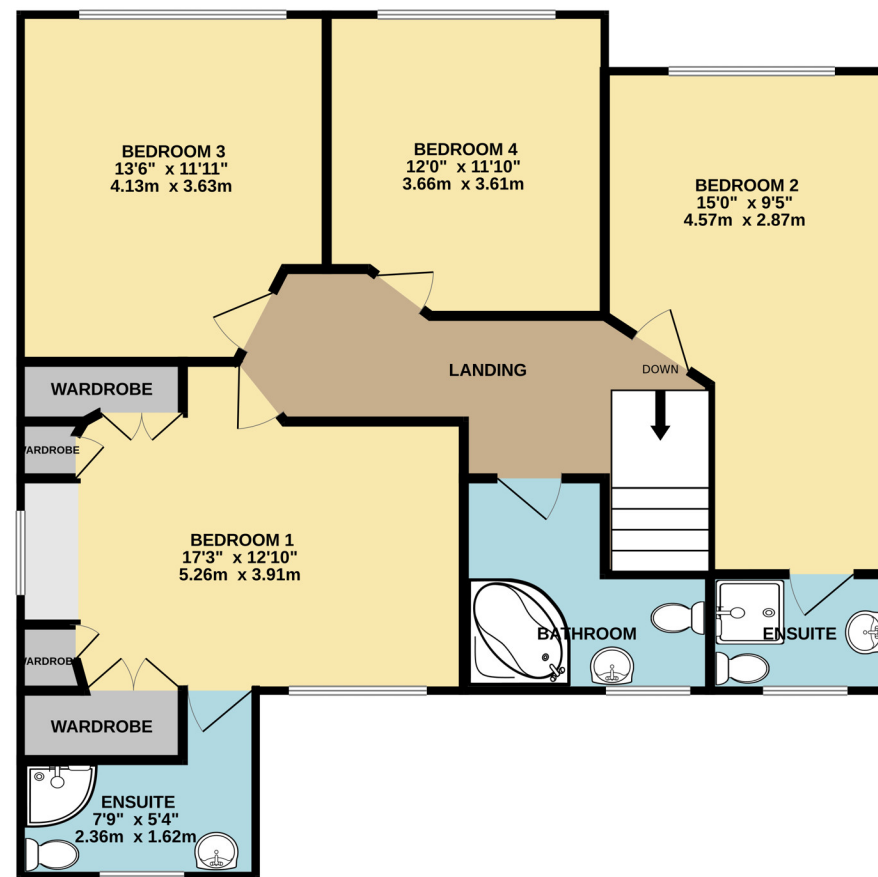




GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



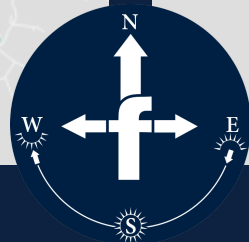
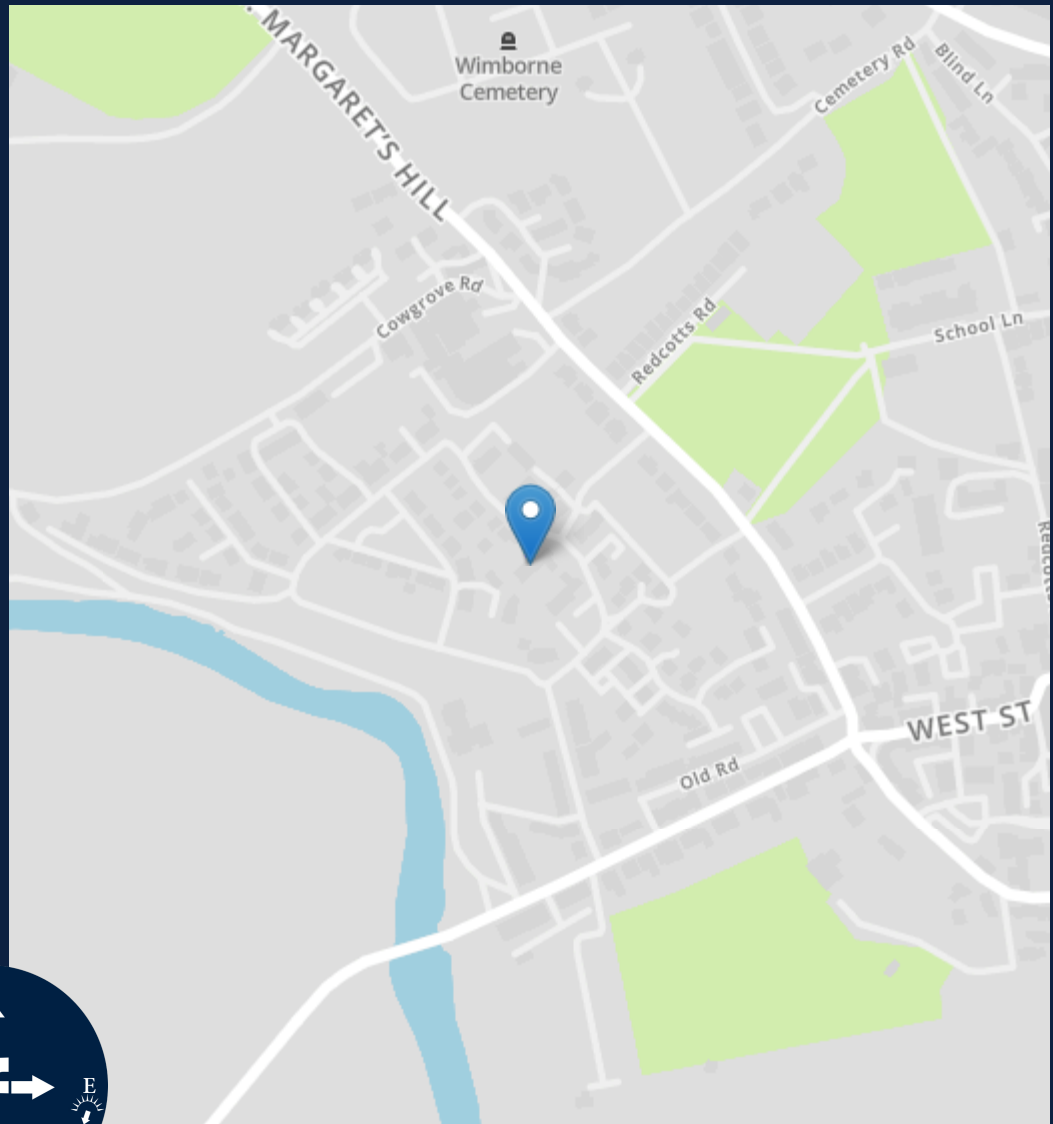
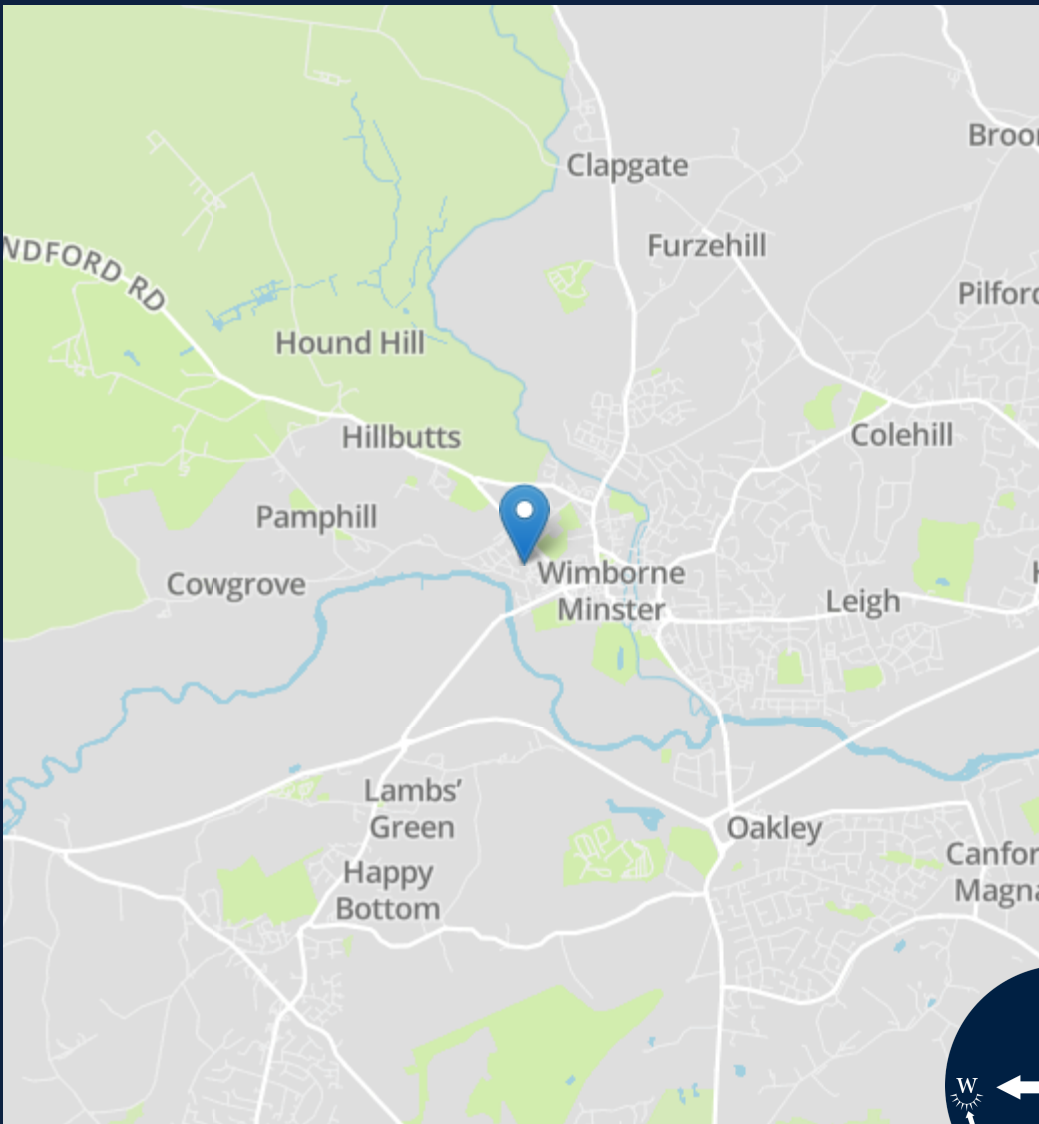
1ST FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		76
	34	
England, Scotland & Wales		
EU Directive 2002/91/EC		



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12 East Street, Wimborne,

Dorset, BH21 1DS

[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)

01202 880000