



£599,950

LEIGH LANE, WIMBORNE BH21 2PW

Freehold







- ◆ CHARMING CHARACTER HOME
- ◆ FOUR BEDROOMS
- ◆ SEMI DETACHED
- ◆ ATTACHED SINGLE GARAGE
- ◆ 130 FT REAR GARDEN
- ◆ VERSATILE LIVING ACCOMMODATION
- ◆ GARDEN STUDIO AND OFFICE SPACES
- ◆ SOLE AGENTS

A charming, four bedroom, Edwardian, semi-detached home that has been sympathetically extended and is presented immaculately throughout. Boasting an attached single garage, garden studio as well as office and generous living spaces.

### Property Description

The home sits on Leigh Lane, south of the popular development of The Vineries and provides a semi-rural position with views across adjoining fields and beyond. The accommodation comprises an open plan living and dining room, a modern fitted kitchen and open plan breakfast area with adjoining garden room, study, separate utility and shower room to the ground floor and there are three bedrooms and a family bathroom to the first floor. A planning permission has seen the loft space converted into a further double bedroom which occupies the entire second floor. The home has been double glazed throughout and benefits from gas fired heating. Furthermore, the current owners have tastefully styled the accommodation and the living spaces offer a versatility that would suit a wide variety of purchasers.









## Gardens and Grounds

The front garden is primarily laid to a brick block driveway and is suited to three vehicles. There is a selection of decorative flower beds and a pair of wooden double doors providing access to the attached single garage, with EV Charge Point. The driveway leads to the left hand side of the garage where there are a pair of wooden garden gates which denote access to the rear garden. Immediately beyond the gates there is an area of hard standing, ideal for vehicle storage, and this paved area extends across the rear of the home providing a paved patio which spans the entire rear elevation. From this patio a wood built garden office can be found which has been split and offers work space, as well as garden storage. A low retaining wall and steps lead up to a kept lawn with an assortment of kept flower beds and shrubs. The garden gives access to the garden studio, which spans the rear elevation, and is made of wood construction and can be used for a wide variety of purposes. The rear garden is a little over 130ft in length and has a north westerly aspect.

## 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 library which is one of only four world-wide. The beautiful 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: 1585 sq ft (147.3 sq m)

Heating: Gas fired (vented) 20 yrs old (serviced regularly)

Glazing: Double glazed

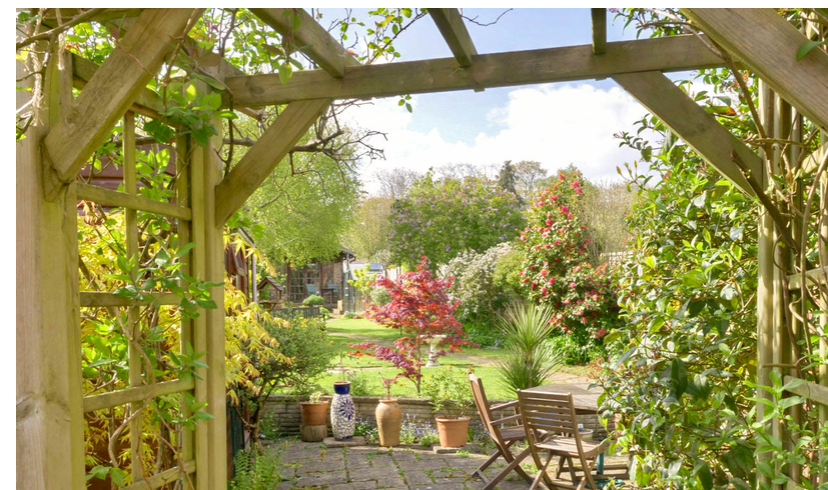
Parking: Driveway for three vehicles

Garden: North West

Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

Council Tax Band: E





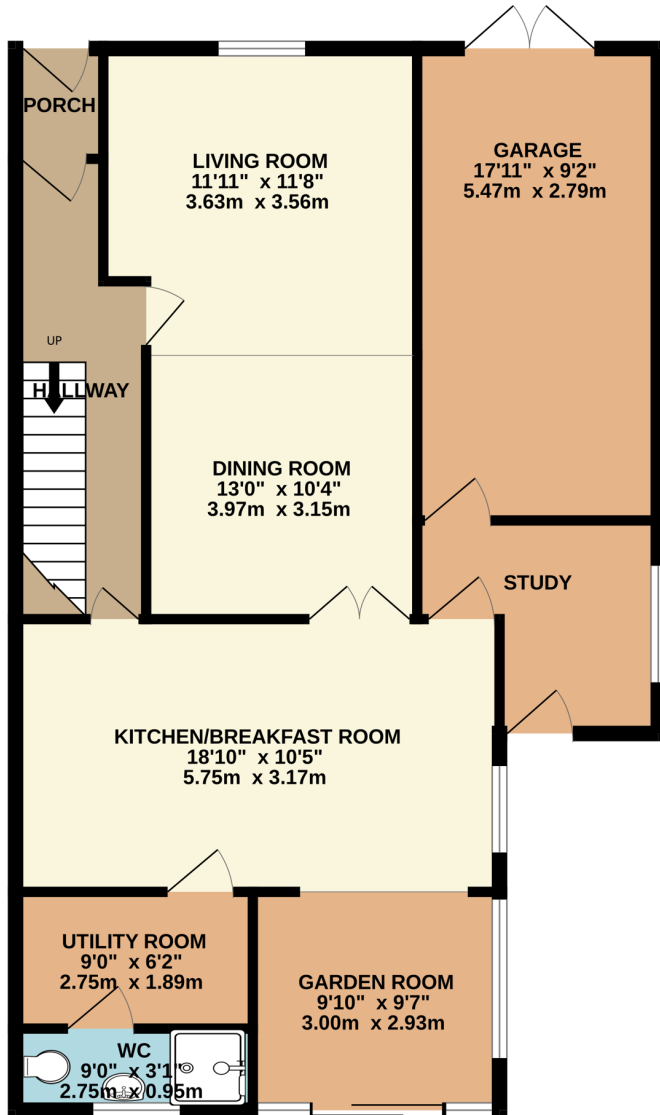




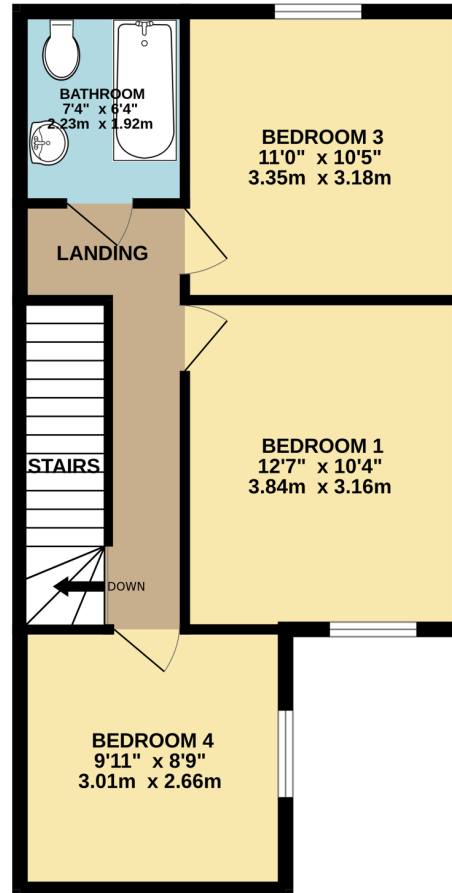




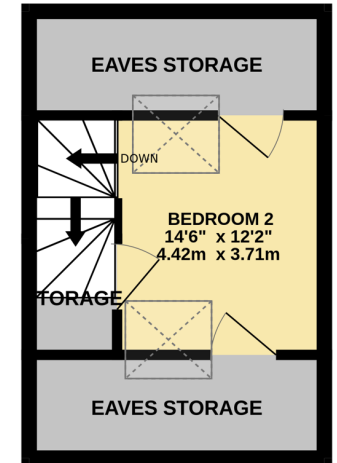
GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.

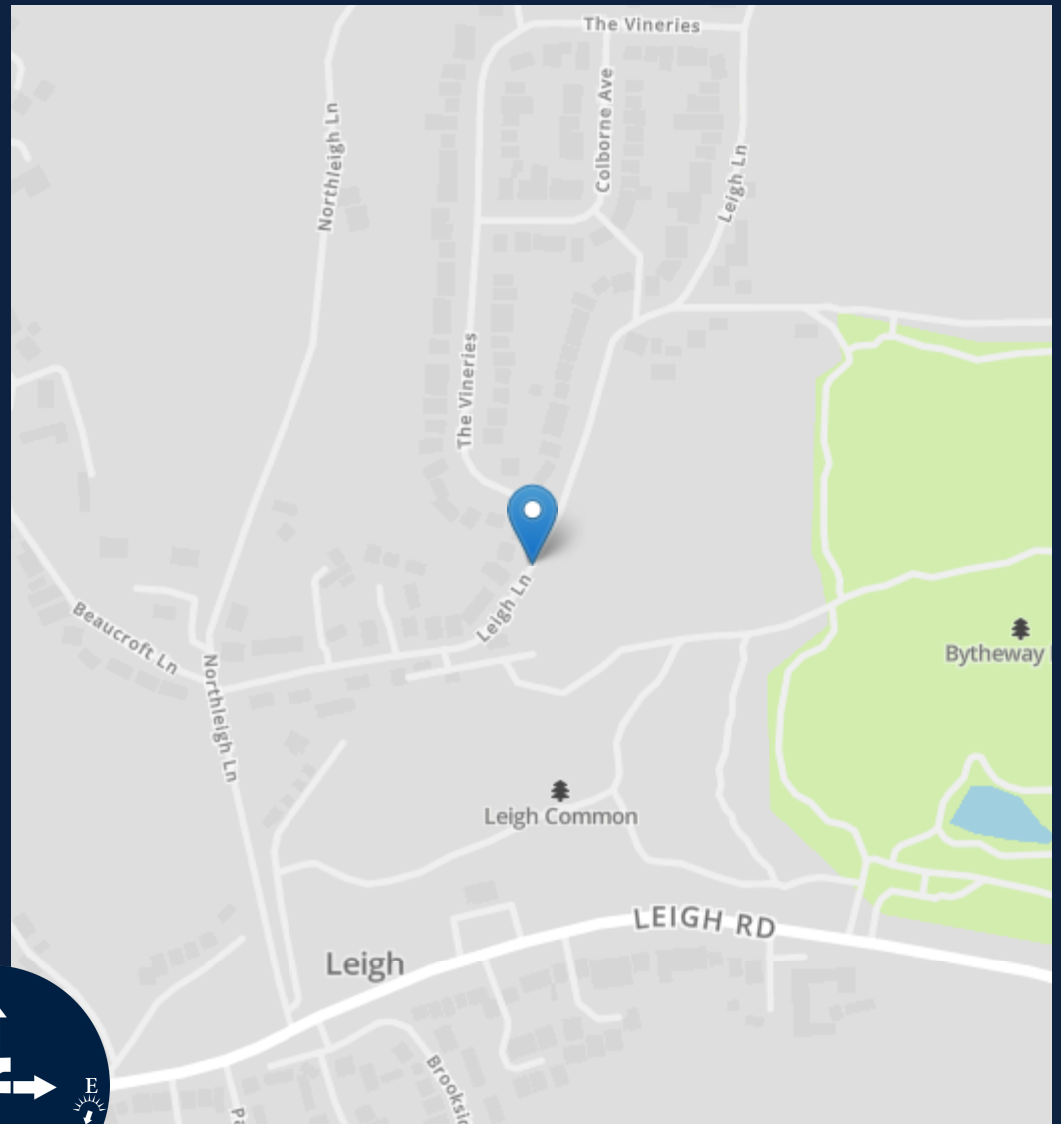
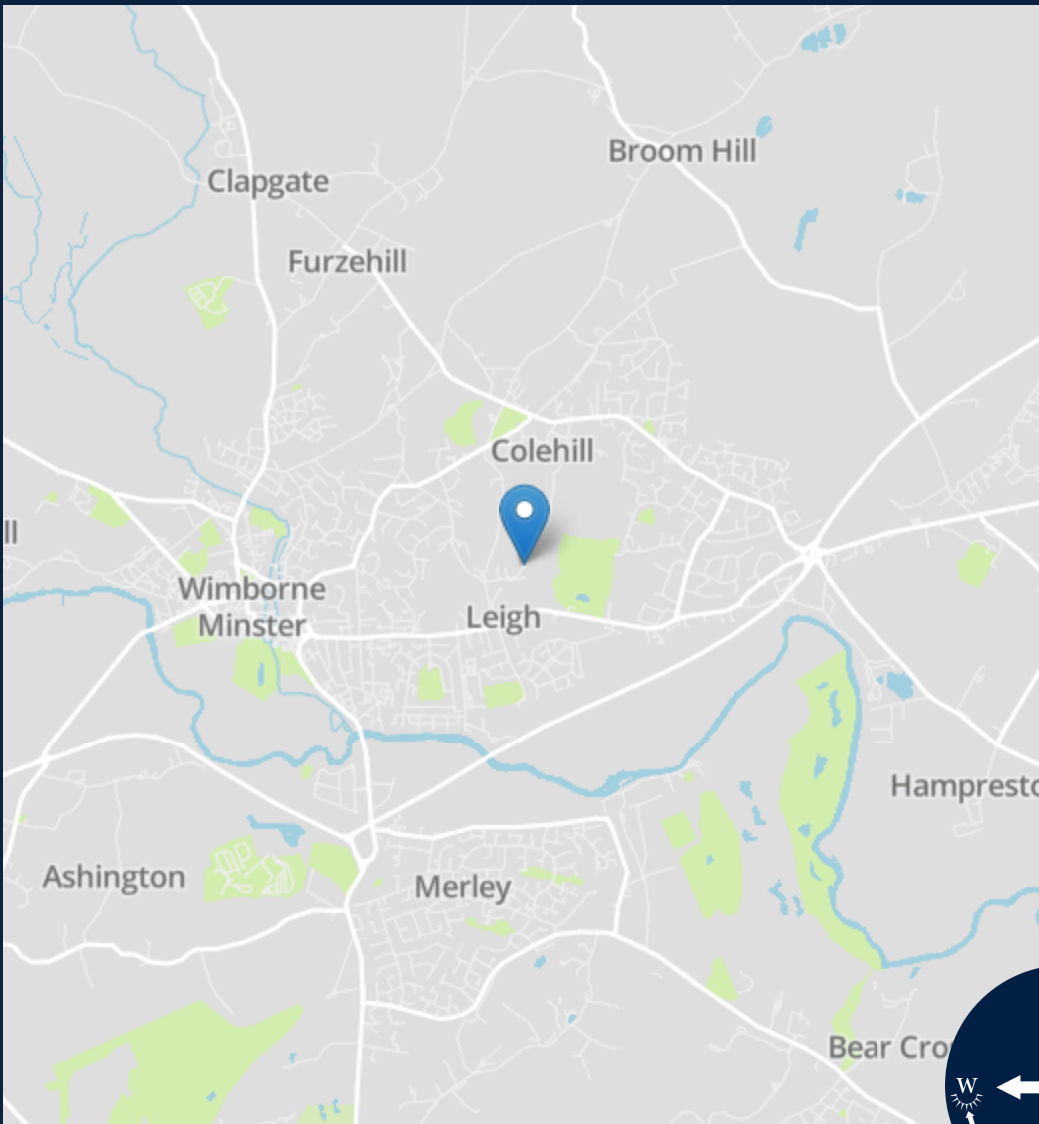


2ND FLOOR  
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.3 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>	65	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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