



*Asking Price*

£625,000

OAKLEY HILL, WIMBORNE BH21 1QH

Freehold



- ◆ DETACHED CHALET HOUSE
- ◆ FOUR BEDROOMS
- ◆ EN-SUITE FACILITY
- ◆ TWO RECEPTION ROOMS
- ◆ PRIVATE REAR GARDEN
- ◆ GENEROUS OFF ROAD PARKING
- ◆ DOUBLE GLAZED AND GAS FIRED HEATING
- ◆ SOLE AGENTS

A detached, four bedroom, chalet style house boasting a private rear garden, generous off road parking and close to Wimborne town centre.

### Property Description

The home is positioned towards the lower end of Oakley Hill, close to Wimborne town centre. The property has been extended by the current vendors and boasts traditional accommodation which comprises a living room, dining room, study/bedroom four, cloakroom and open plan kitchen/breakfast room on the ground floor, with underfloor heating. The first floor offers three double bedrooms and there is an en-suite facility to the master bedroom, as well as a family bathroom. The home has been double glazed throughout and has the benefit of gas fired heating and a woodburner, with partial insulation under the wooden floors.





## Gardens and Grounds

The front garden is primarily laid to hard standing, which provides a generous amount of off road parking, and the rear garden is entirely laid to lawn, with a variety of mature hedges and shrub borders.

## 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: 1008 sq ft (93.6 sq m)

Heating: Gas fired (Combi) 10 yrs old, serviced annually

Loft: Lighting. Unboarded.

Glazing: Double glazed

Parking: Off road parking

Garden: East facing

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

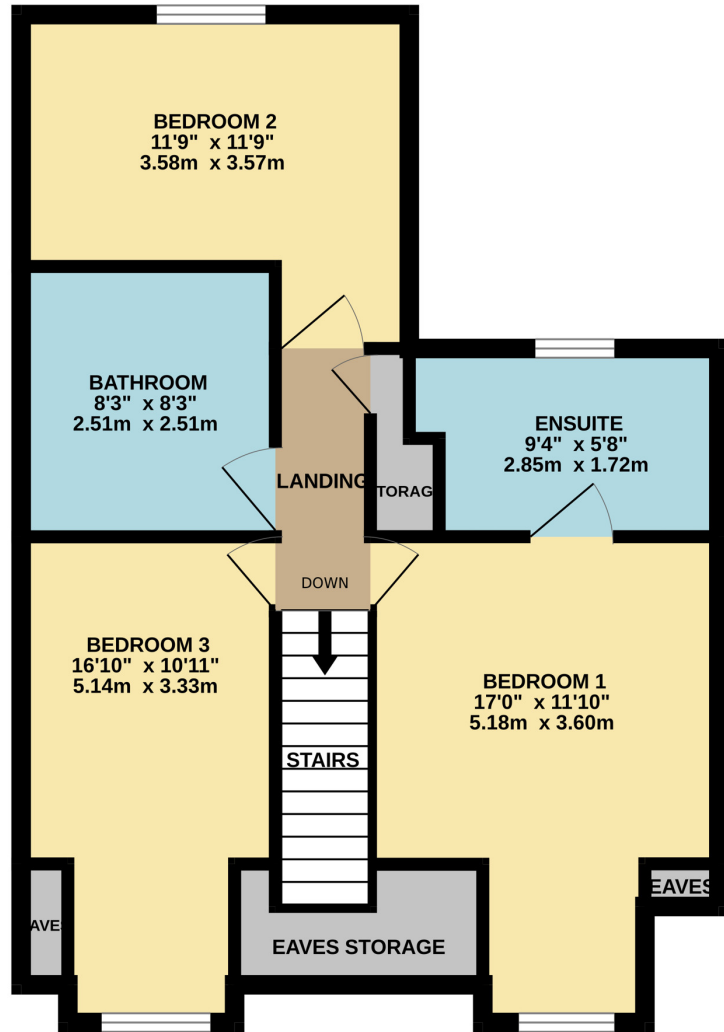
Local Authority: BCP Council

Council Tax Band: E

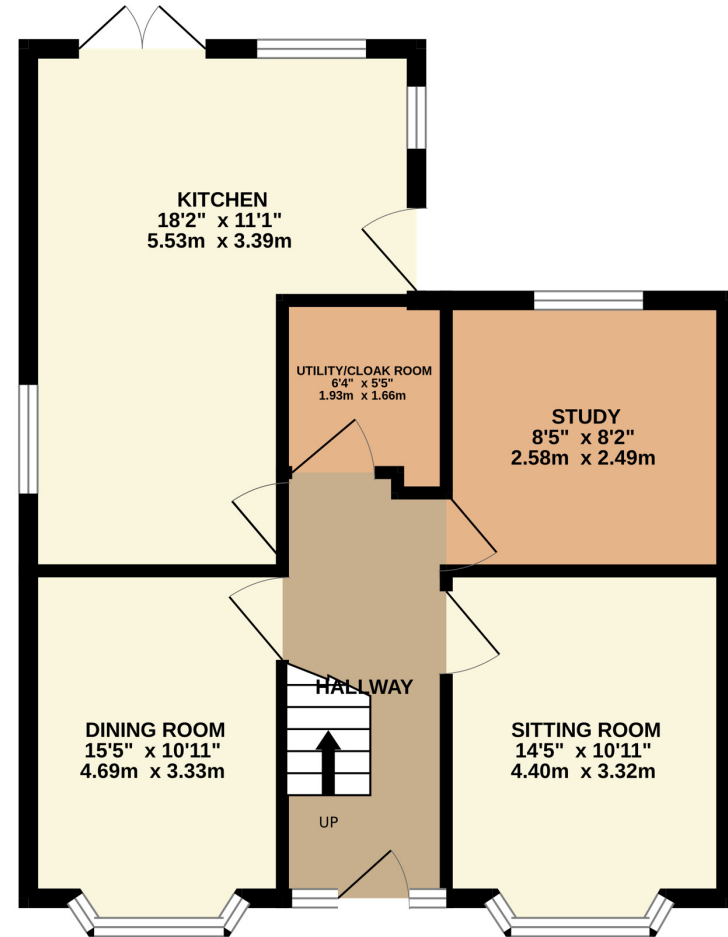




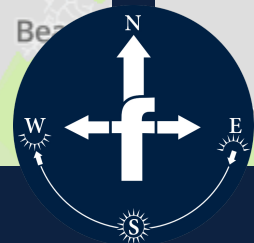
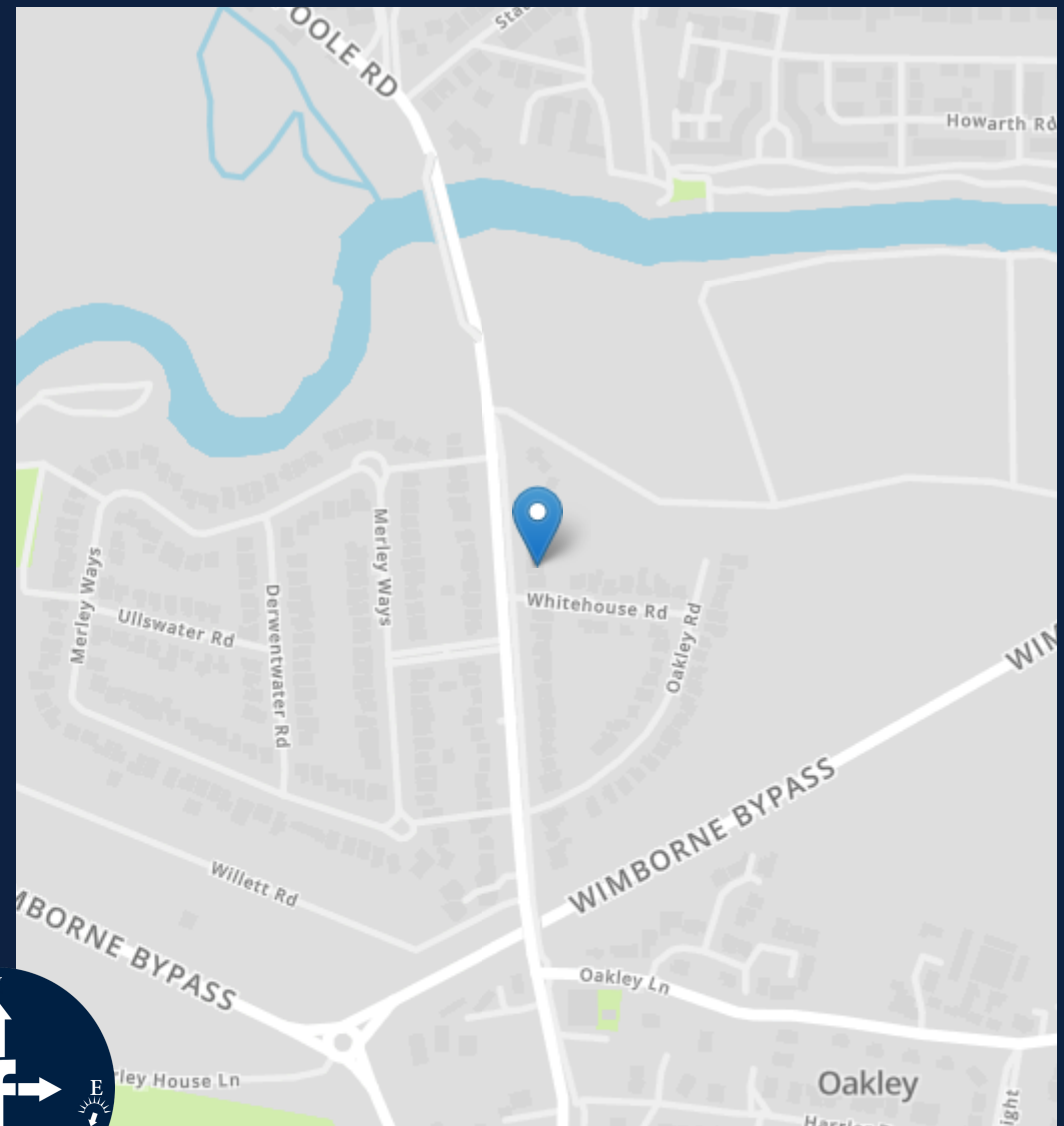
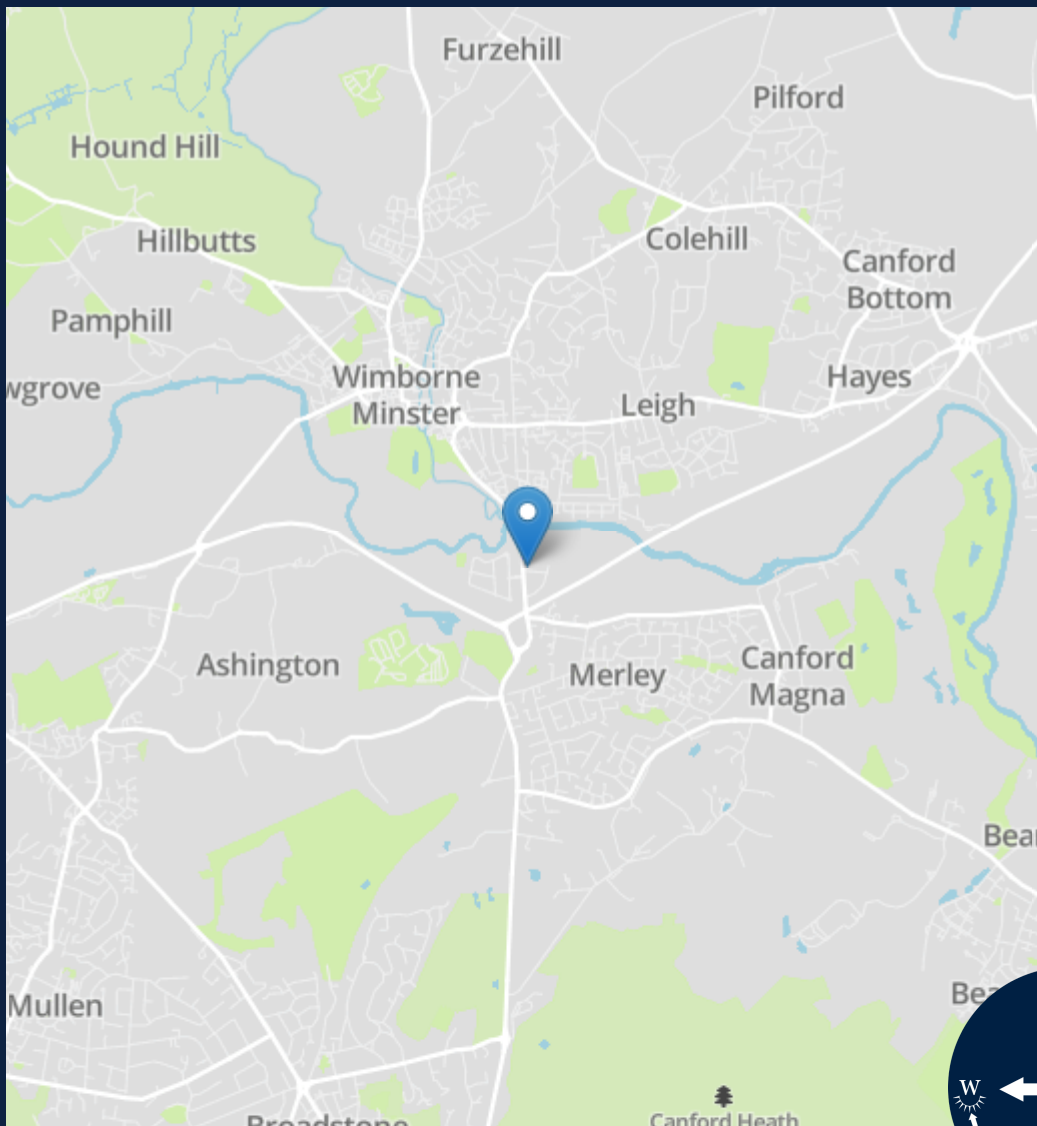
FIRST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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			
		55	80

England, Scotland & Wales

EU Directive 2002/91/EC



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