



*Asking Price*

£547,500

GREENHILL ROAD, WIMBORNE, DORSET BH21 2RF

Freehold



- ◆ SEMI-DETACHED VICTORIAN COTTAGE
- ◆ THREE DOUBLE BEDROOMS
- ◆ 150FT WESTERLY REAR GARDEN
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ GAS FIRED HEATING
- ◆ CASUAL OFF ROAD PARKING
- ◆ SOLE AGENTS

A charming and cosy, three bedroom, semi-detached Victorian cottage nestled in the heart of Colehill and boasting 150ft, westerly facing rear garden, generous open planned kitchen/family room and benefiting from gas heating as well as being double glazed throughout.

## Property

The property sits within a row of four semi-detached cottages close to Colehill cricket ground and is slightly elevated from the road. The accommodation comprises a sitting room, open plan kitchen/family room, utility room and wc with wash hand basin to the ground floor and there are three double bedrooms and family bathroom to the first floor. The kitchen is undoubtedly the heart of the home and not only features a working fire place in the family area, but also has french, double glazed doors which open directly out onto the westerly facing garden.





## Garden and Grounds

The front garden has been laid to shingle and there is pedestrian access via a garden gate to the rear, westerly facing, garden. The rear garden is primarily laid to lawn and is split into three sections. The far end of the garden is presented as a kitchen garden, with a central formal area of lawn and there is a patio spanning the rear elevation of the home.

## 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: Approx 1040sq ft (96.6sq m)

Heating: Gas Fired Heating

Glazing: Double Glazed

Parking: Casual Off Road Parking

Garden: Front and Rear Garden. Rear Garden is Westerly Facing.

Main Services: Gas, Electric, Water & Drains

Local Authority: Dorset Council

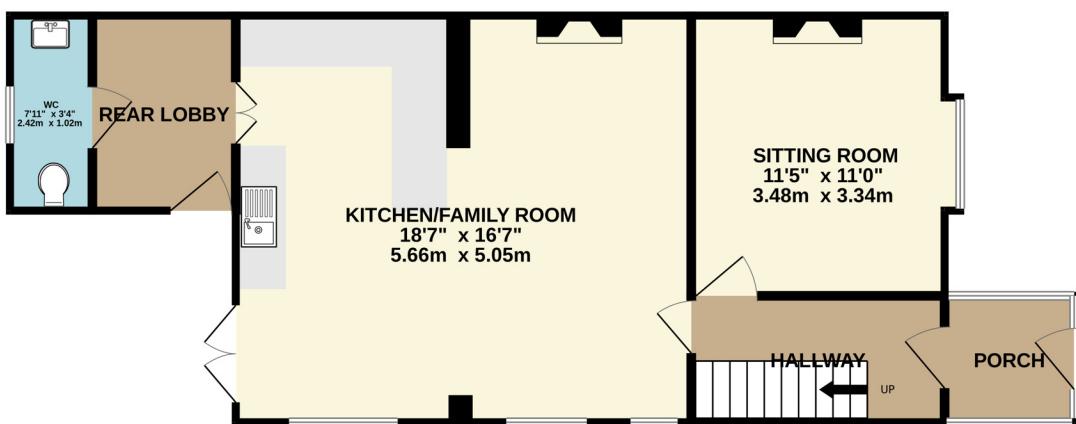
Council Tax: Band D

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

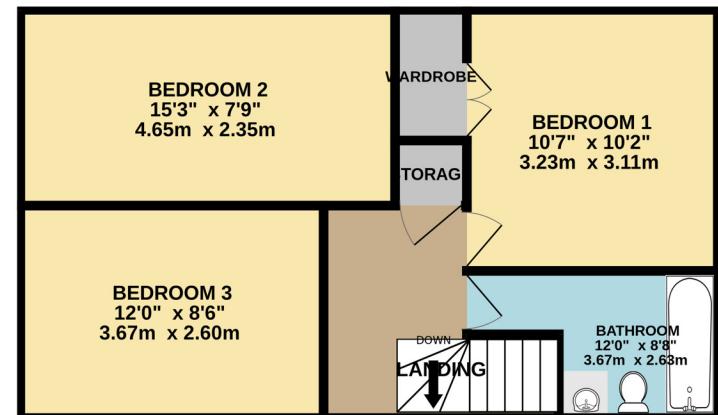




GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.

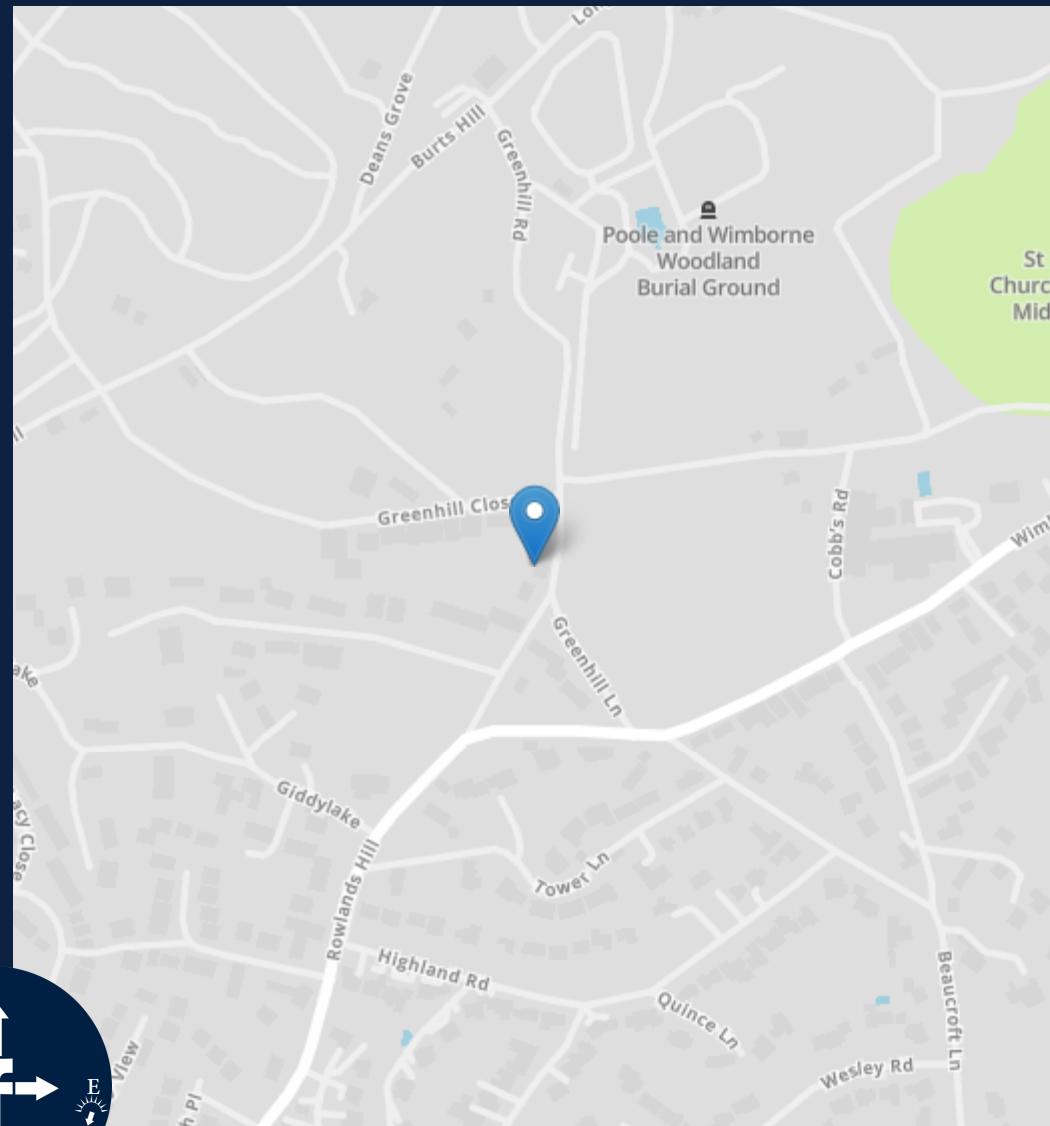
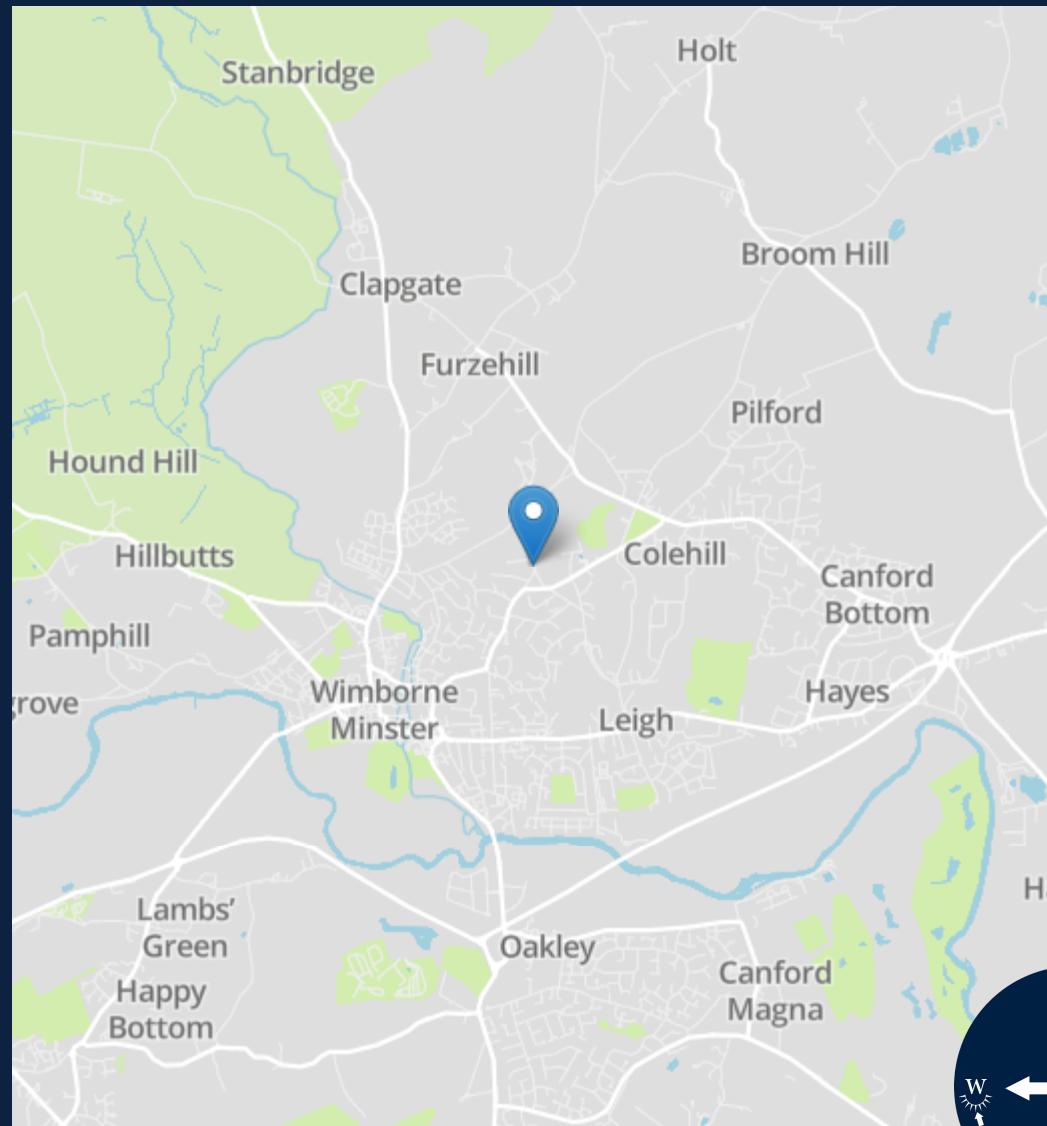


1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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12 East Street, Wimborne,  
 Dorset, BH21 1DS

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