



*Asking Price*

**£649,940**

SHAKESPEARE ROAD, WIMBORNE, DORSET BH21 1NZ

Freehold



- ◆ **FOUR BEDROOM DETACHED HOUSE**
- ◆ **CLOSE TO AMENITIES AND TOWN CENTRE**
- ◆ **NO FORWARD CHAIN**
- ◆ **DRIVEWAY PARKING FOR MULTIPLE CARS**
- ◆ **DETACHED GARAGE**

A well-presented and versatile four bedroom detached house located within easy reach of Wimborne Town Centre with off road parking and a detached garage at the rear of the property. No forward chain

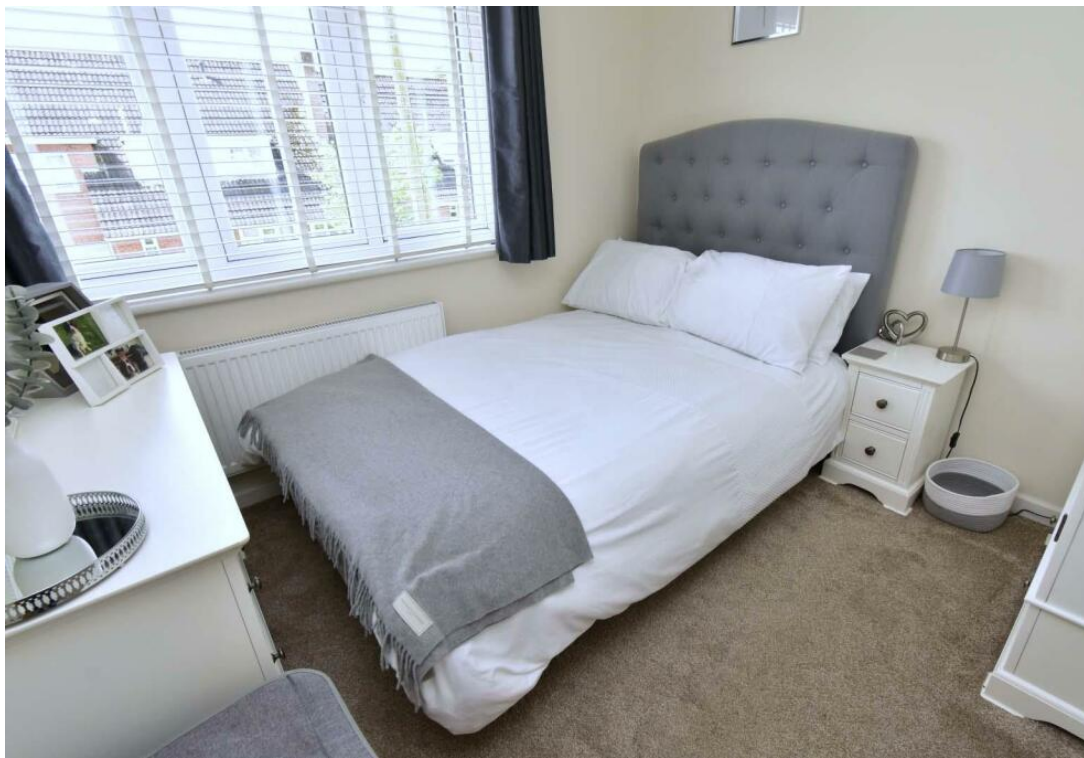
### Property Description

Situated on the northern edge of Wimborne, this attractive home is within easy walking distance of the town centre, amenities and local schools. The accommodation is thoughtfully arranged and features an impressive open-plan kitchen/dining room with high ceilings and a striking lantern skylight, creating a bright and airy space. The kitchen is well-designed with integrated appliances and useful larder cupboards. The living room offers a cosy feel with a log-burning stove and double doors opening into a versatile dining room/family room or study. To the ground floor there is also a cloakroom and useful understairs storage.

Upstairs, the property comprises four bedrooms, including three doubles and a single. The principal bedroom benefits from an en-suite, while the family bathroom is well-appointed with a separate walk-in shower and a freestanding bath.

Further benefits include gas-fired central heating and double glazing throughout.





## Gardens and Grounds

The front of the property is predominantly laid to tarmac, providing off-road parking for multiple vehicles, alongside a lawned area to the left-hand side of the home. The driveway continues along the side, giving access to a detached, brick-built single garage with an up-and-over door. Gated side access offers additional security and leads through to the rear garden.

The rear garden has been landscaped for ease of maintenance and features a paved patio spanning the rear elevation of the home. The remainder of the garden is laid to lawn, complemented by a mature shrub border.

## 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 1458 sq ft (135.5 sq m)  
Heating: Gas Fired Heating  
Glazing: Double Glazed  
Parking: Driveway Parking  
Garden: Enclosed Rear Garden  
Main Services: Gas, Electric, Drains and Water  
Local Authority: Dorset Council  
Council Tax: Band E  
Additional Information:

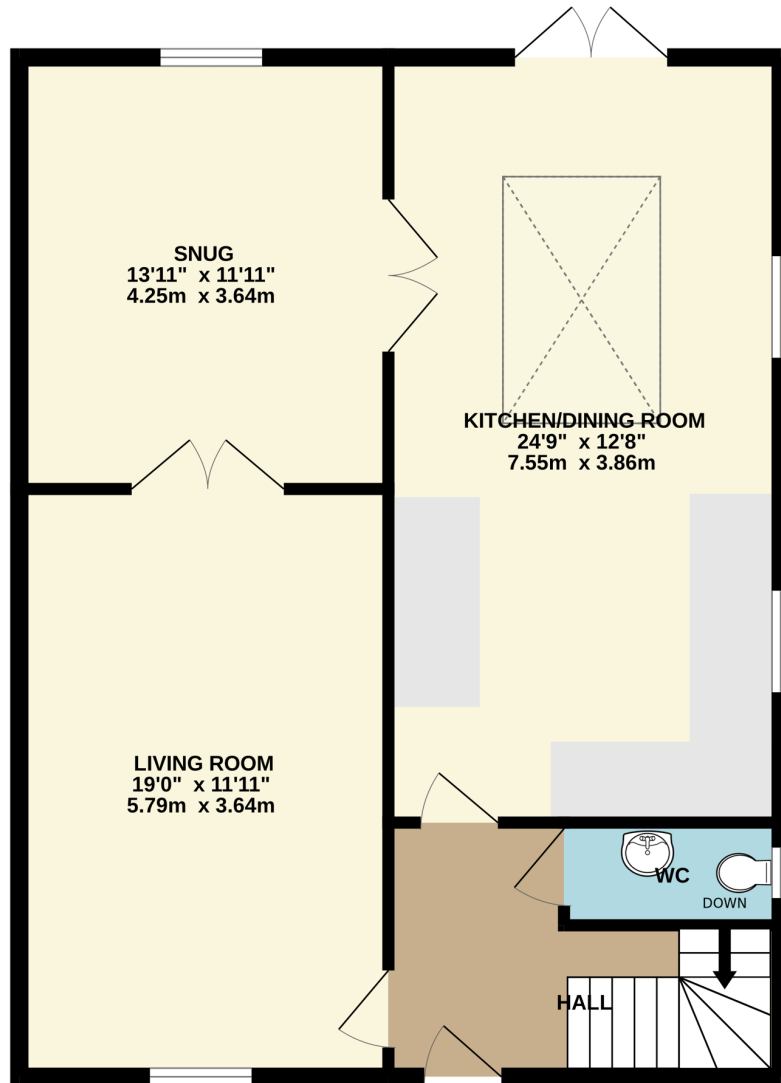
For information on broadband and mobile signal, please refer to the Ofcom website.

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

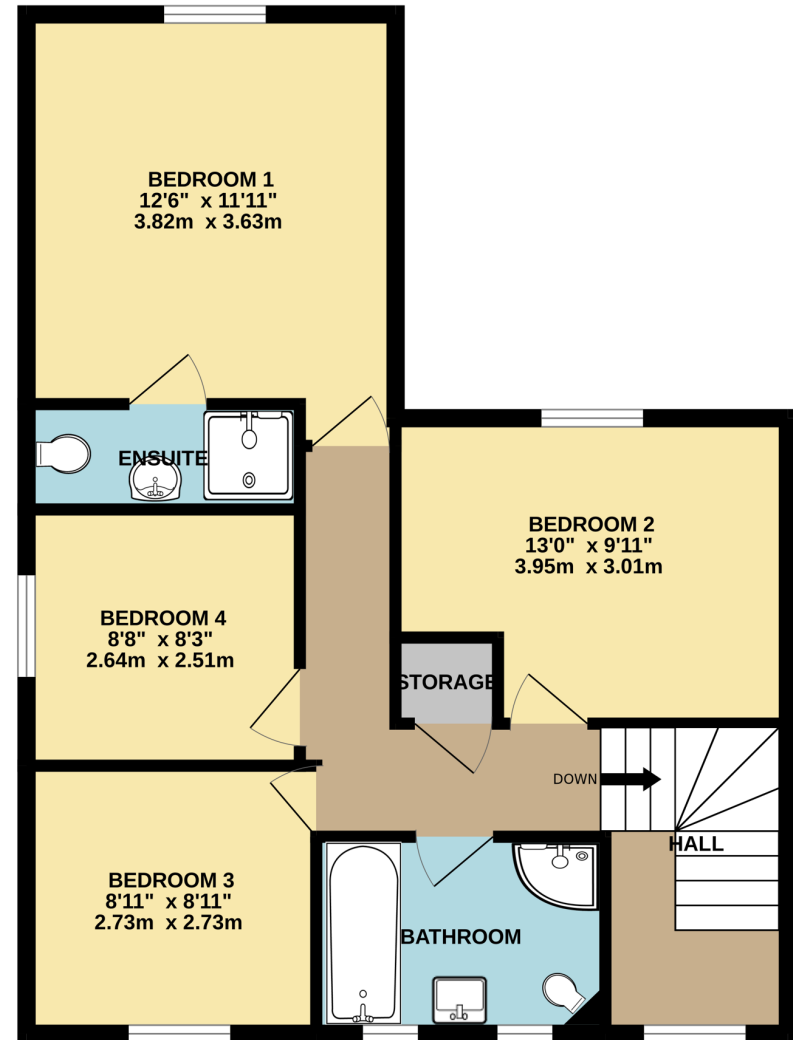




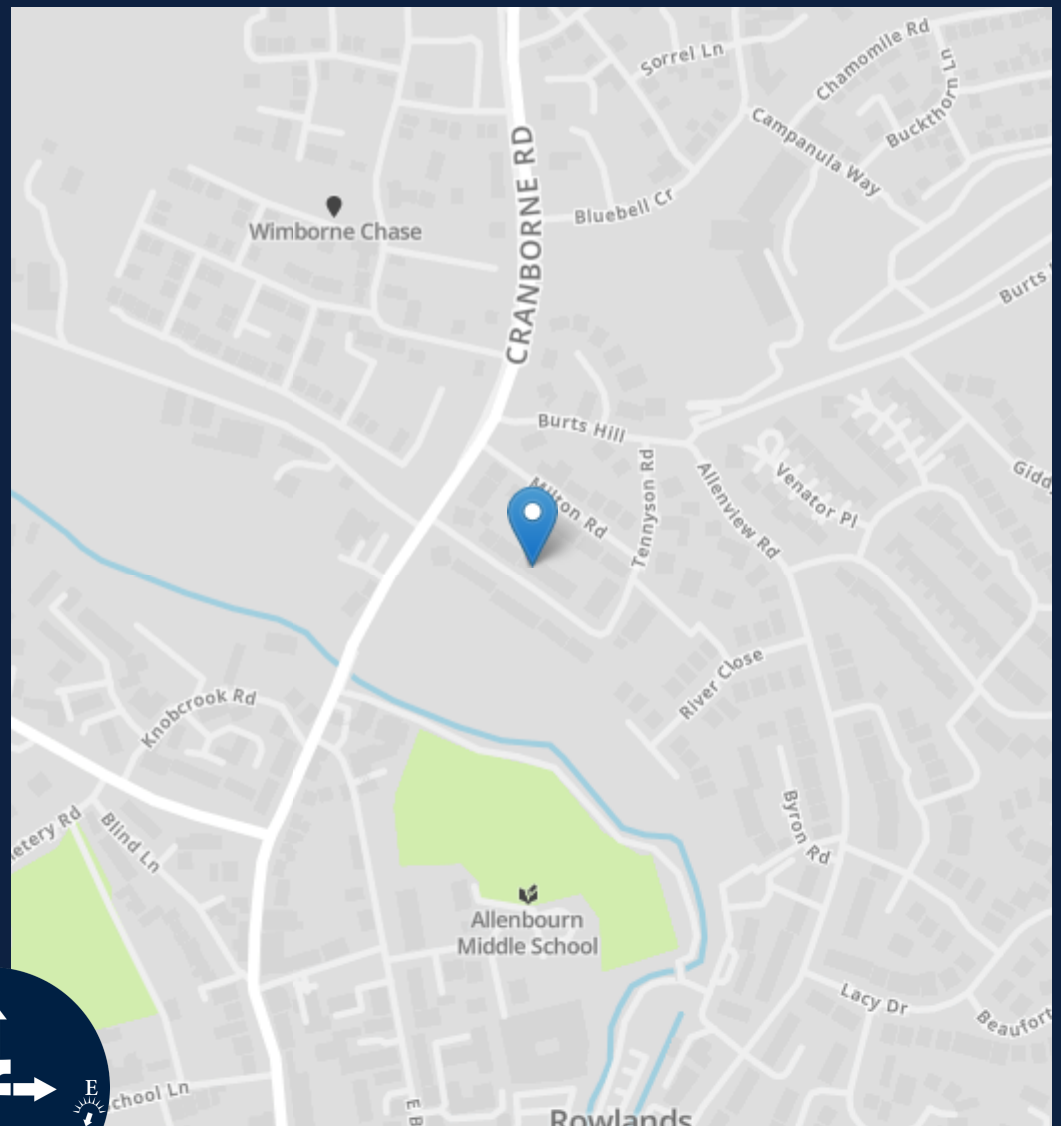
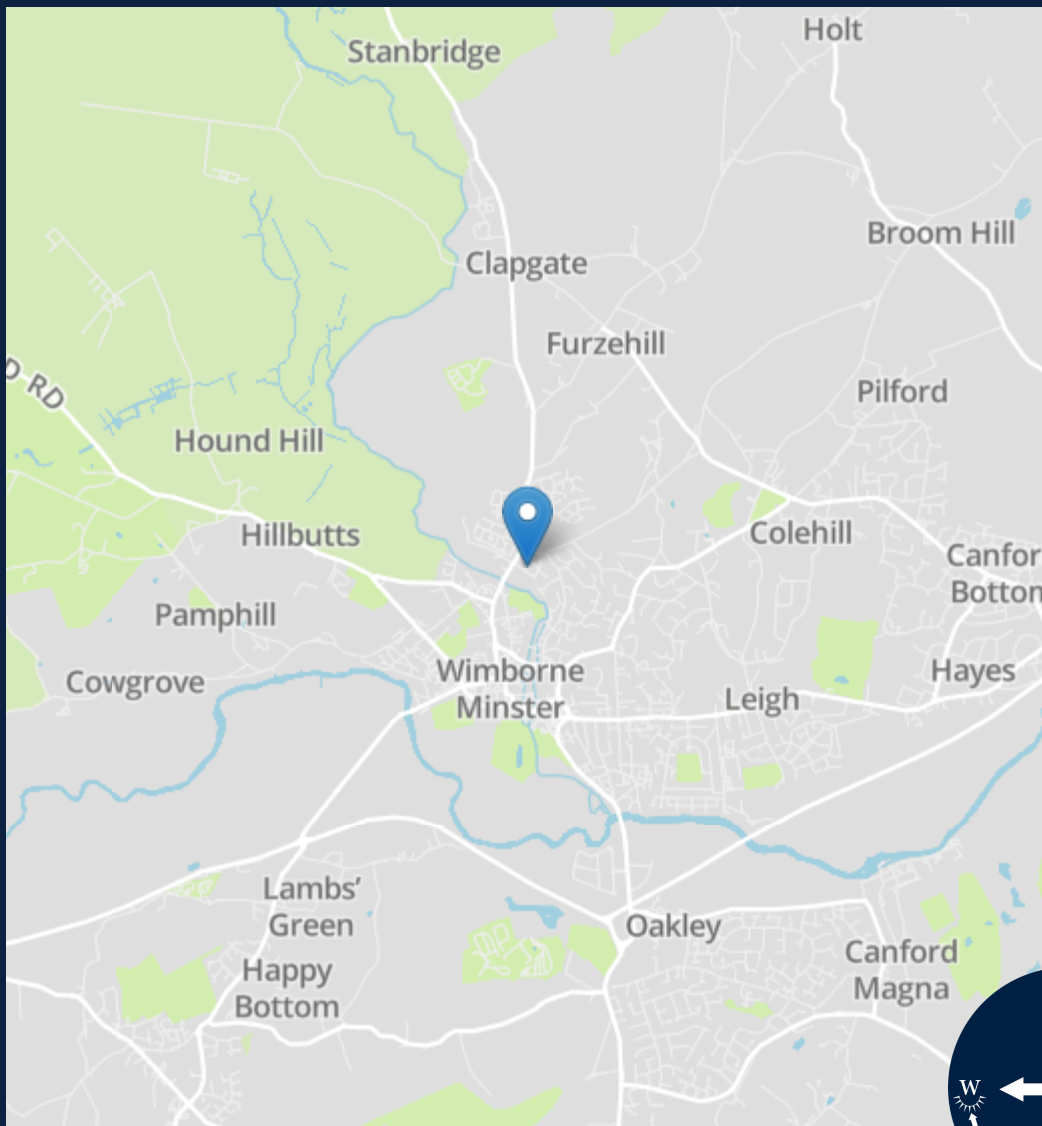
GROUND FLOOR  
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.5 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	
72	83

England, Scotland & Wales

EU Directive 2002/91/EC



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