



Asking Price

£650,000

LEIGH ROAD, WIMBORNE BH21 1AE

Freehold



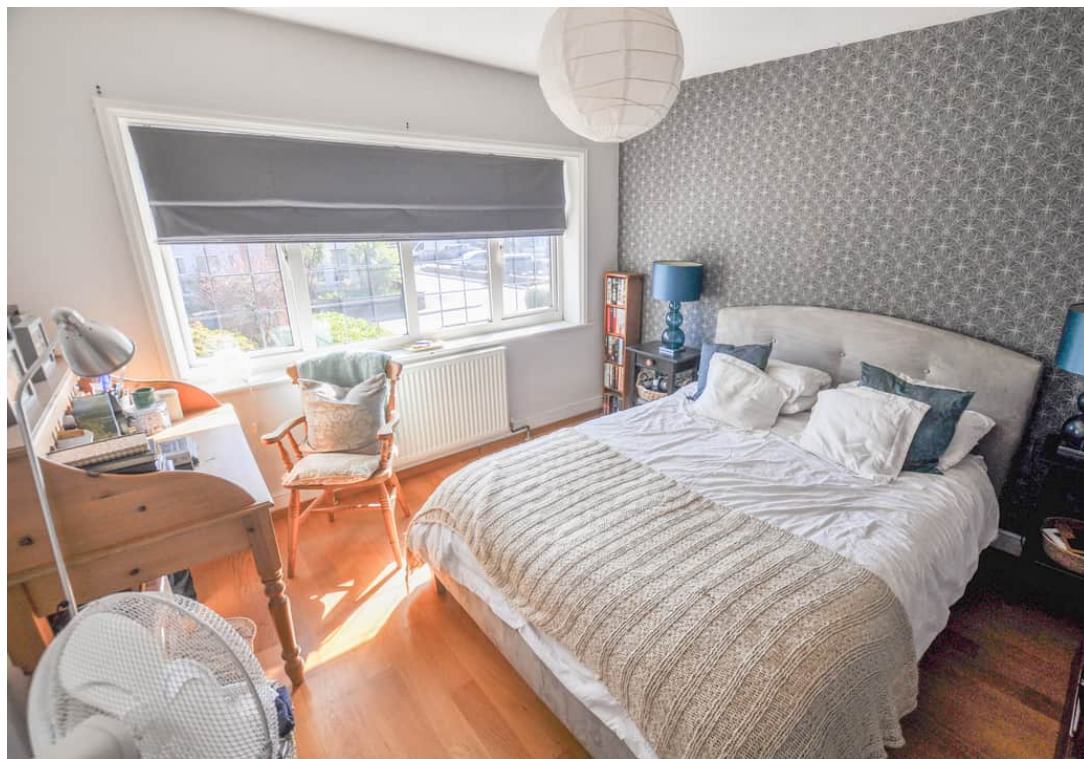
- ◆ **DETACHED PERIOD FAMILY HOME**
- ◆ **TOWN CENTRE POSITION**
- ◆ **FIVE BEDROOMS**
- ◆ **TWO RECEPTION ROOMS**
- ◆ **100FT REAR GARDEN**
- ◆ **GENEROUS OFF ROAD PARKING**
- ◆ **VENDOR SUITED**
- ◆ **SOLE AGENTS**

A very generous, five bedroom, detached family home within the heart of Wimborne town centre boasting a rear garden approaching 100ft, a hand made shaker style kitchen, open plan reception and ample off road parking. Vendor Suited.

Property Description

The property is positioned close the Quarter Jack Surgery within a stone's throw of the town centre with its wealth of shopping and entertainment amenities and has been sympathetically extended to create a versatile five bedroom family home. The accommodation comprises a reception hallway, formal living room, with feature fire place, open plan reception room and kitchen, separate utility and cloakroom to the ground floor. There are five bedrooms, of which four are doubles, and two family bathrooms to the first floor. The bedroom accommodation could be easily remodelled to create a formidable principle bedroom suit, should a purchaser choose, and the kitchen is shaker in style and was hand built with solid wood cupboards throughout in 2022. Furthermore, this area of the home spans the rear elevation and enjoys bespoke bi-folding glazed doors and the utility room is entirely separate and easily accommodates washing appliances, as well as a purpose built airing cupboard. Complimented by double glazing and gas fired heating, this home provides a robust proposition for anyone considering a town centre position.





Gardens and Grounds

The front green is entirely laid to a brick paved driveway that provides a forecourt-style parking facility suited to several vehicles. The driveway leads to the right hand side of the property and on to the rear garden. The rear garden is approaching 100ft in length and is primarily laid to a kept lawn, with a variety of well-stocked flower beds. Spanning the rear elevation of the property is a paved patio and towards the rear boundary there is a kitchen garden with raised beds, ideal for home grown garden produce.

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.

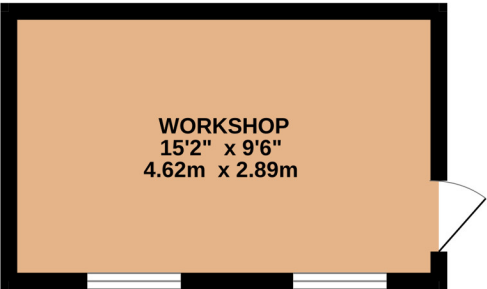
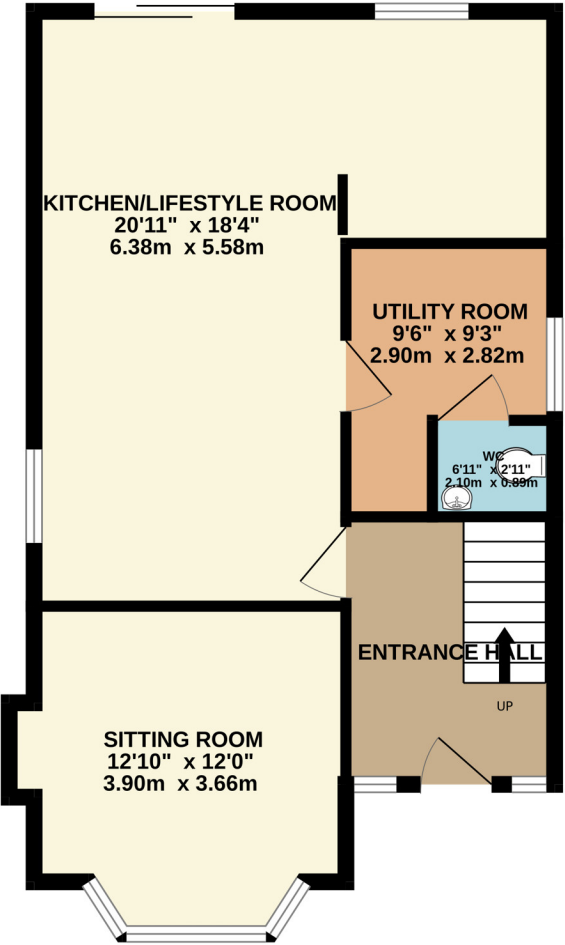


- Size: 1253 sq ft (116.4 sq m)
- Heating: Gas fired (pressurised) serviced annually
- Glazing: Double glazed
- Parking: Driveway for several vehicles
- Loft: Ladder installed. 25%. Lighting.
- Garden: North facing
- Main Services: Electric, water, gas, drains, telephone
- Local Authority: Dorset Council
- Council Tax Band: D

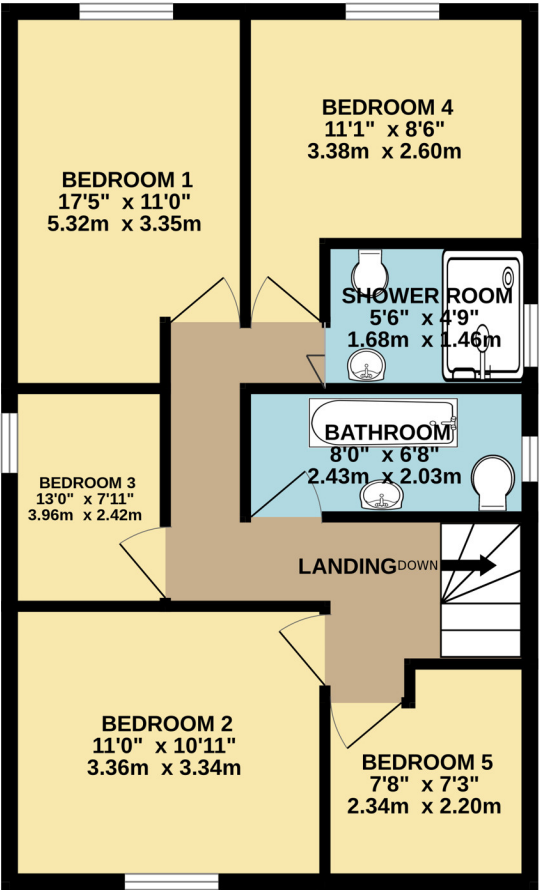




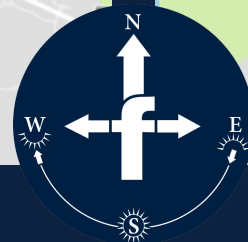
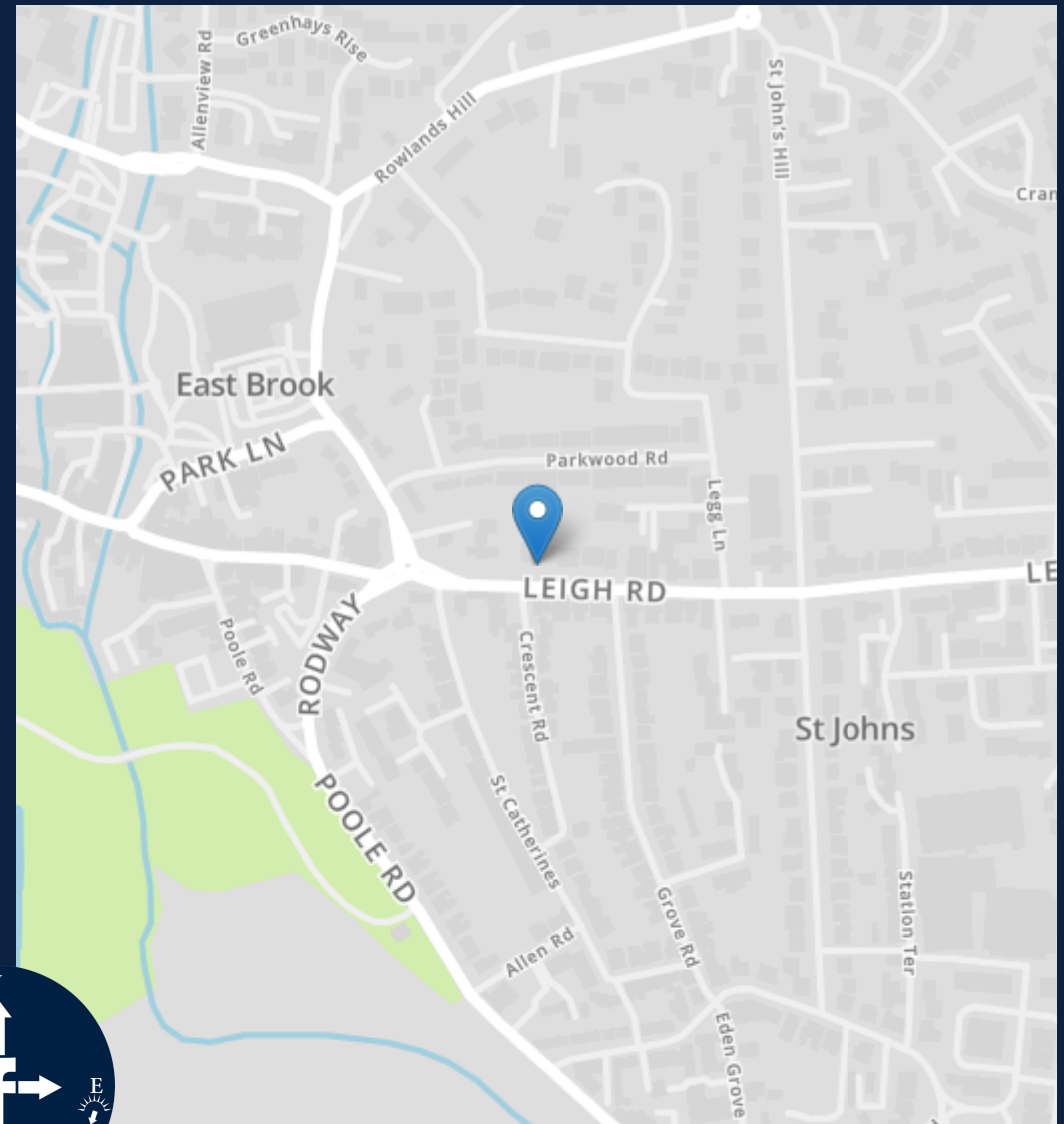
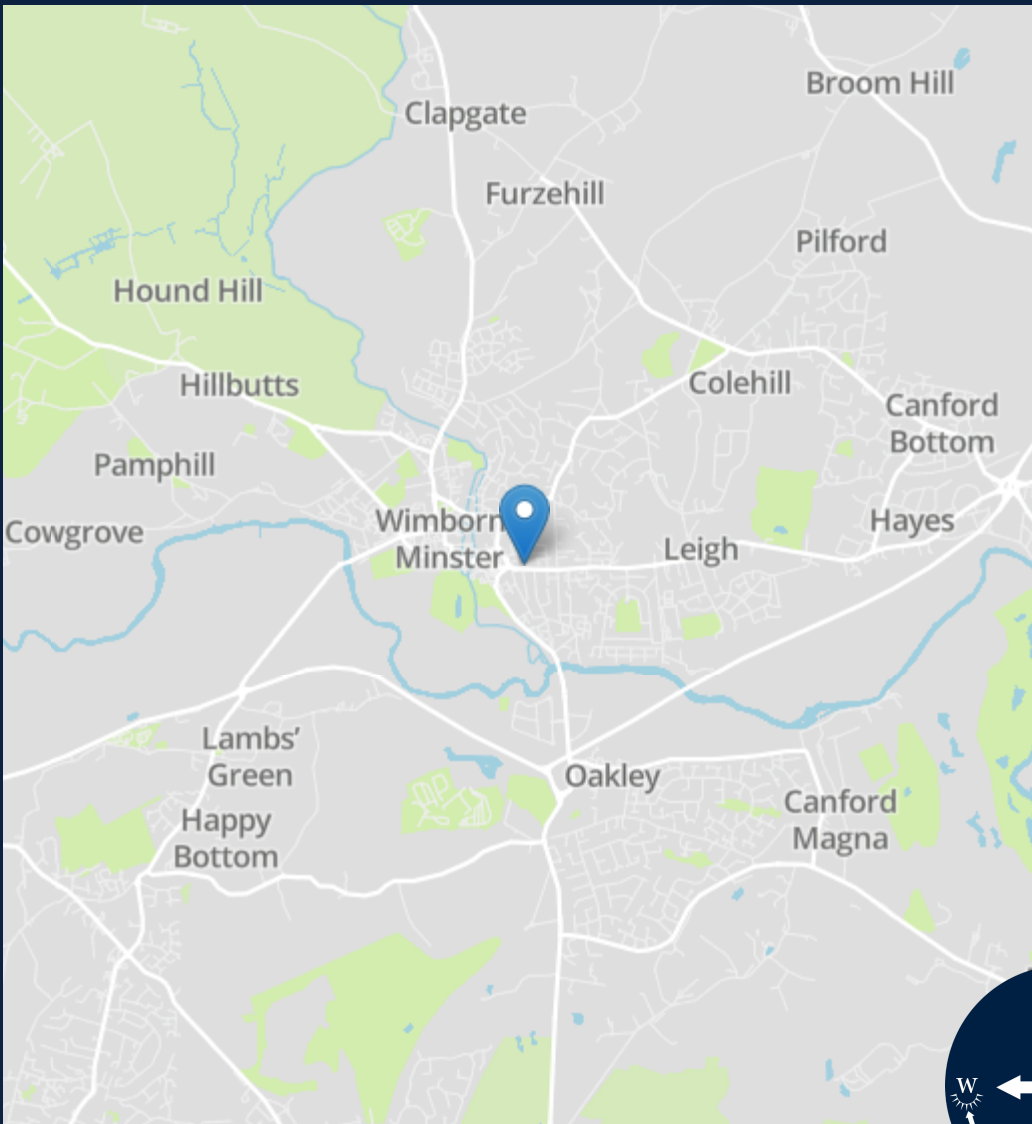
GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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 | 65 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |



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