



Offers In Excess Of
£550,000

OAKLEY HILL, WIMBORNE BH21 1QQ

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ THREE BEDROOMS
- ◆ TWO RECEPTION ROOMS
- ◆ WESTERLY FACING GARDEN
- ◆ GENEROUS OFF ROAD PARKING
- ◆ SOLE AGENTS

A well presented, three bedroom, family home boasting generous proportions throughout as well as benefiting from a westerly rear aspect, purpose built garden room, integral garage and ample off road parking.

Property Description

This particular home sits on the westerly side of Oakley Hill. The ground floor accommodation comprises a formal living room that spans the entire front elevation of the home, a generous entrance hallway, fitted kitchen with breakfast area, study, purpose built garden room, cloakroom and utility. A return staircase with feature window leads the first floor where there are three bedrooms, of which two are doubles and a very generous family bathroom with his and hers sinks. The loft is accessible from a pull down ladder and has been re-enforced to create a versatile loft room with Velux windows and, in our opinion, there is scope to extend (STPP).





Gardens and Grounds

The front garden is entirely laid to a brick block paving which is suited to several vehicles, and this in turn leads up the left hand side of the house to provide access to the attached single garage, which has an electrically operated up and over style door. The front garden is bordered by mature hedging and there is pedestrian access to the right hand side of the property. The rear garden has a westerly orientation and is split into two principle areas. The first is laid to patio spanning the rear elevation of the home and in turn gives access to a kept lawn, which is encompassed by a variety of mature flower beds and 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: 1520 sq ft (141.2 sq m)

Heating: Gas fired (vented) installed 2023. 10 yr guarantee (serviced annually)

Glazing: Double glazed

Loft: Yes 100% boarded. Ladder installed.

Parking: Drive and single garage

Garden: West facing

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

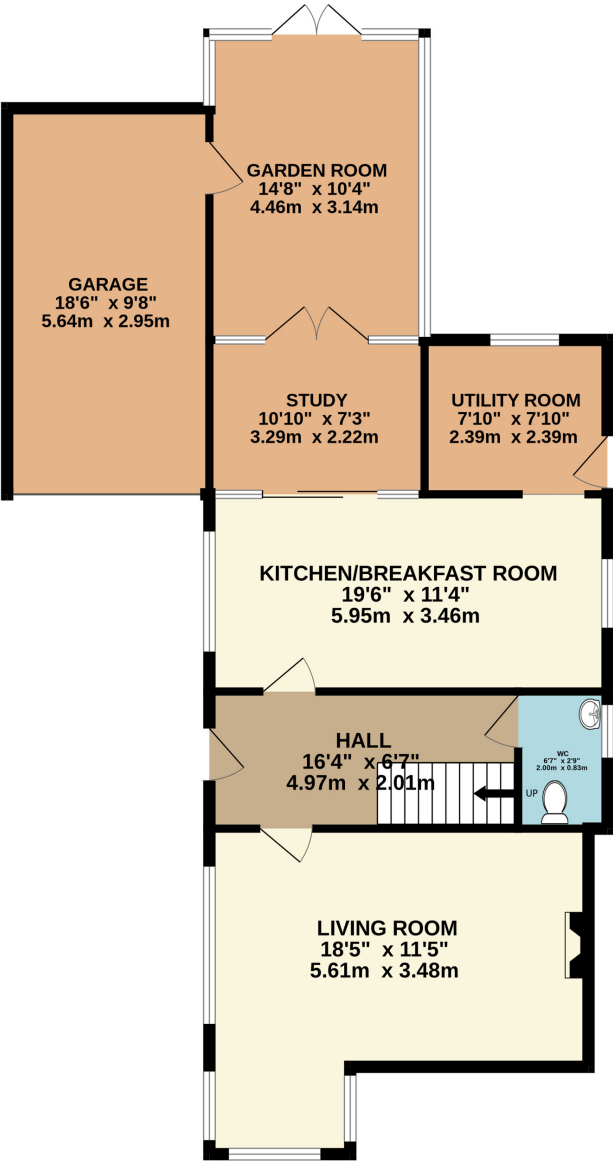
Local Authority: BCP Council

Council Tax Band: E

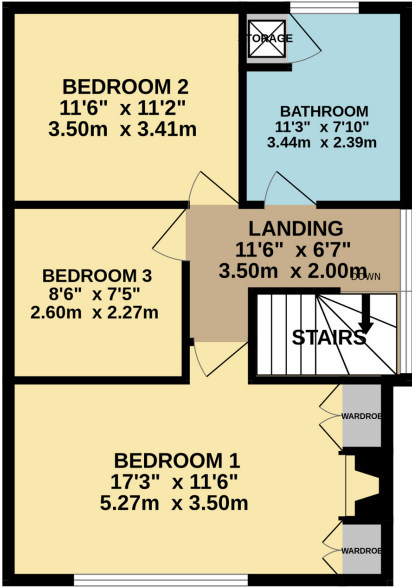


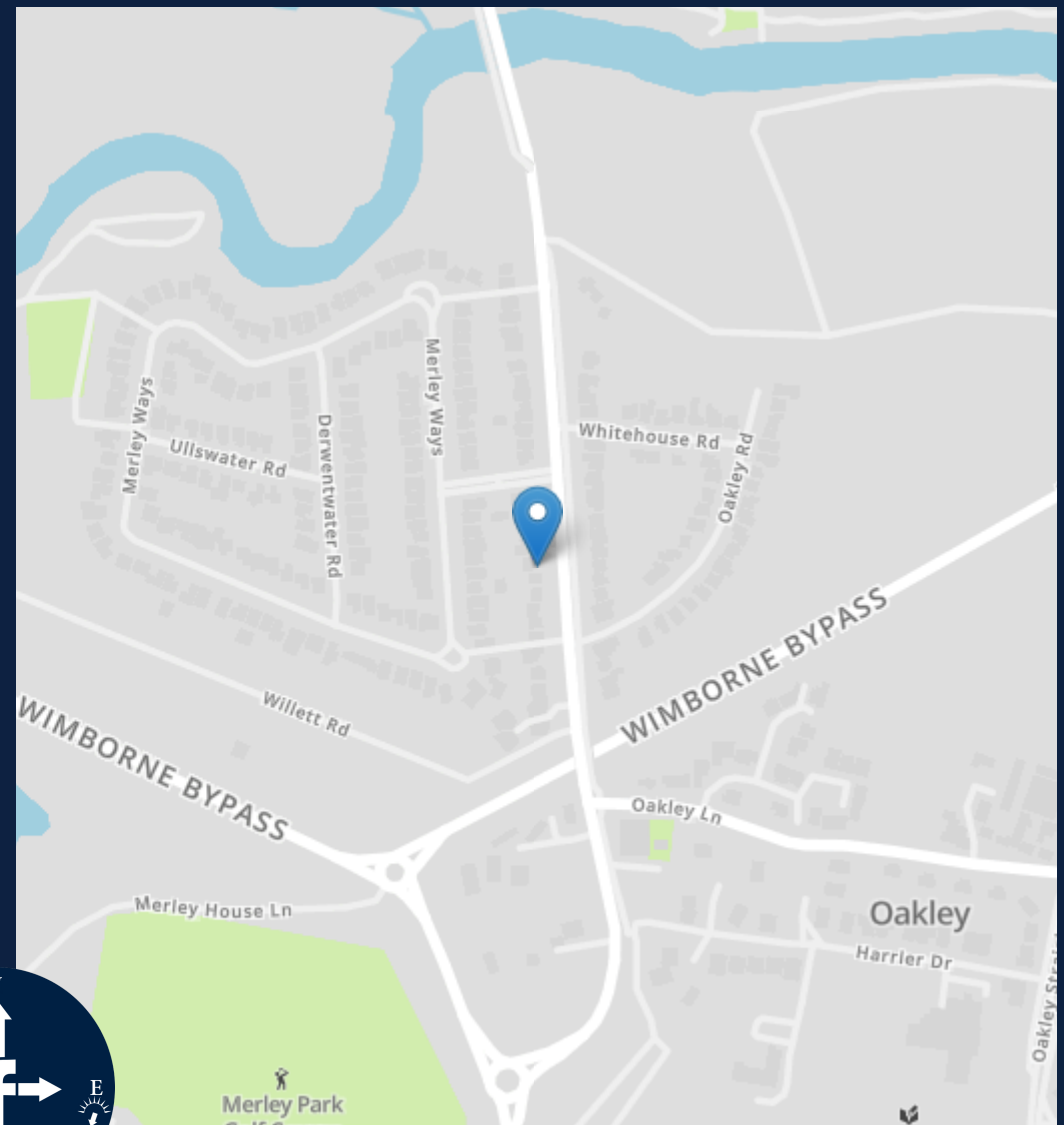
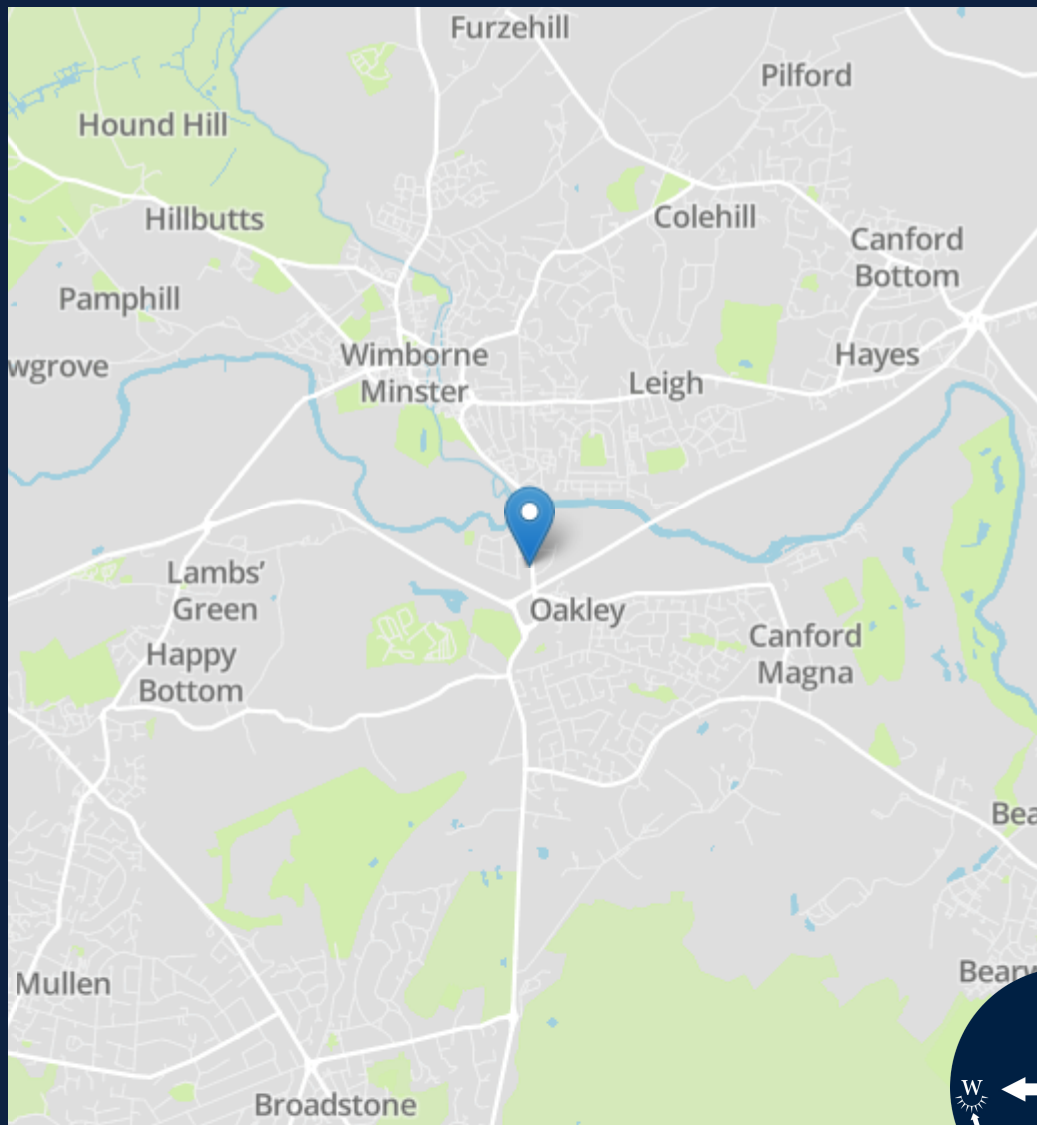


GROUND FLOOR
1010 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
England, Scotland & Wales		
EU Directive 2002/91/EC		



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