



£2,250 pcm

Freehold

SHAKESPEARE ROAD, WIMBORNE BH21 1NZ



- ◆ **IMMACULATE DETACHED FAMILY HOME**
- ◆ **ENSUITE TO MASTER BEDROOM**
- ◆ **BESPOKE MODERN DECOR**
- ◆ **DETACHED SINGLE GARAGE**

An immaculately presented and versatile four bedroom detached home boasting a lantern skylight within the open plan kitchen diner, en-suite facility to master bedroom, two reception rooms and off road parking, as well as a secure detached garage at the rear of the property.

### Property Description

The home is situated towards the northerly edge of Wimborne and is a short walking distance to the town centre. The accommodation comprises of an open plan Kitchen/diner with high ceilings and a large lantern skylight. The kitchen has been beautifully crafted and includes integral appliances and larder cupboards. Living room with log burning stove and bespoke wall cladding and double doors leading onto a separate dining room/family study. Cloakroom to the ground floor and four bedrooms comprising of three double bedrooms and one single bedroom. Ensuite bathroom to master bedroom, family bathroom with separate walk in shower and freestanding bath. There is also under stairs storage. The home boasts gas fired central heating, as well as being double glazed throughout.

### Gardens and Grounds

There is a tarmac driveway to the right hand side of the property along with a space on the front of the property. In turn the drive at the right side of the property provides access to the brick-built detached single garage with an up and over style door. There are gates at the side of the property that provide additional security to the rear of the property. The rear garden has been landscaped and is stocked with mature shrubs and a kept lawn. There is a paved 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:** 1458 sq ft (135.5 sq m)

**Heating:** Gas fired central heating

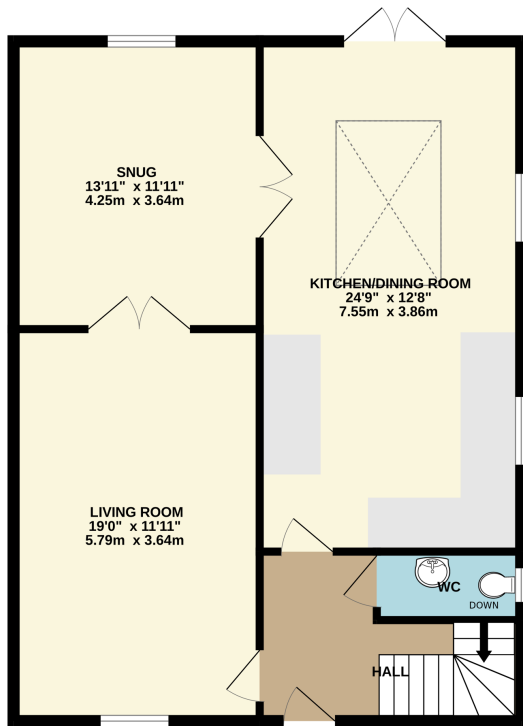
**Glazing:** Double glazed

**Parking:** Driveway for 2-3 cars & single garage

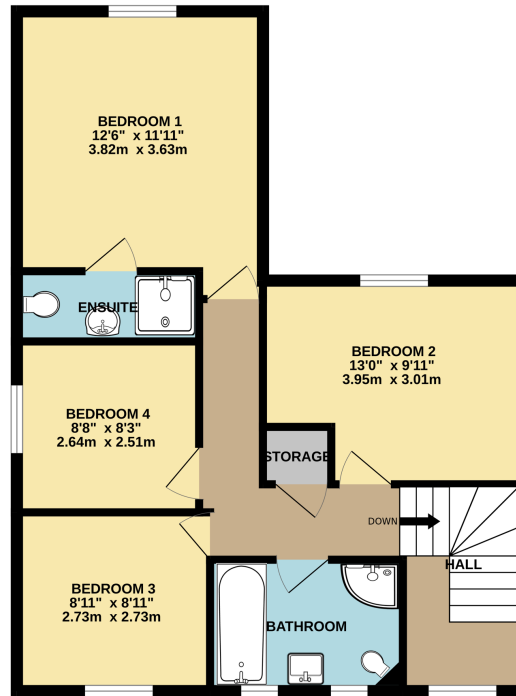
**Main Services:** Electric, water, gas, telephone, drains

**Local Authority:** Dorset Council Council Tax Band: E

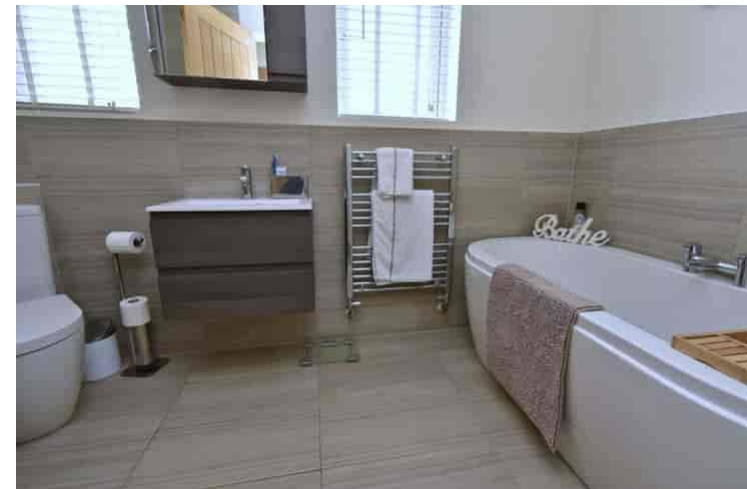
GROUND FLOOR  
812 sq.ft. (75.5 sq.m.) approx.

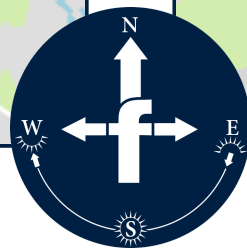
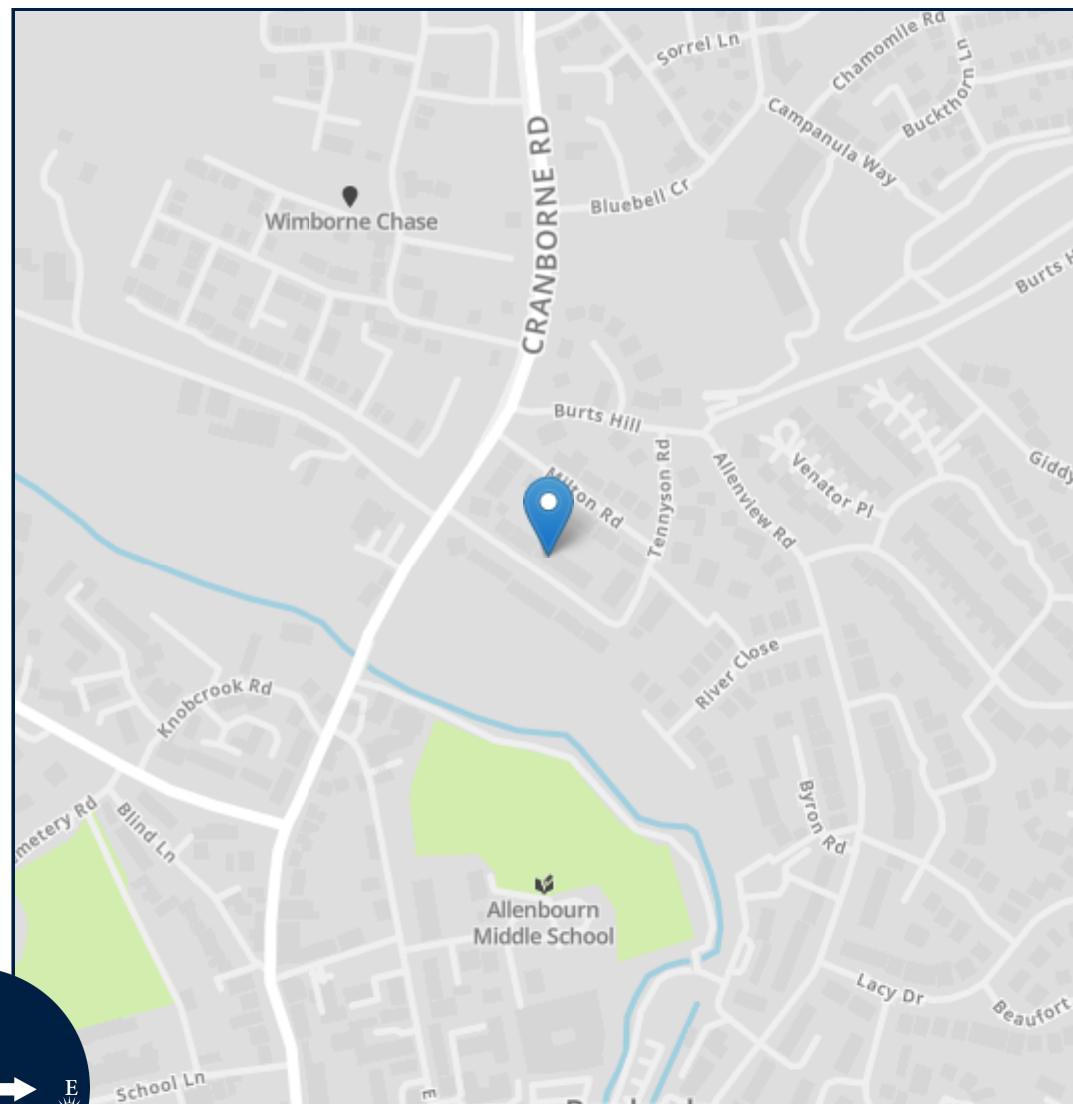
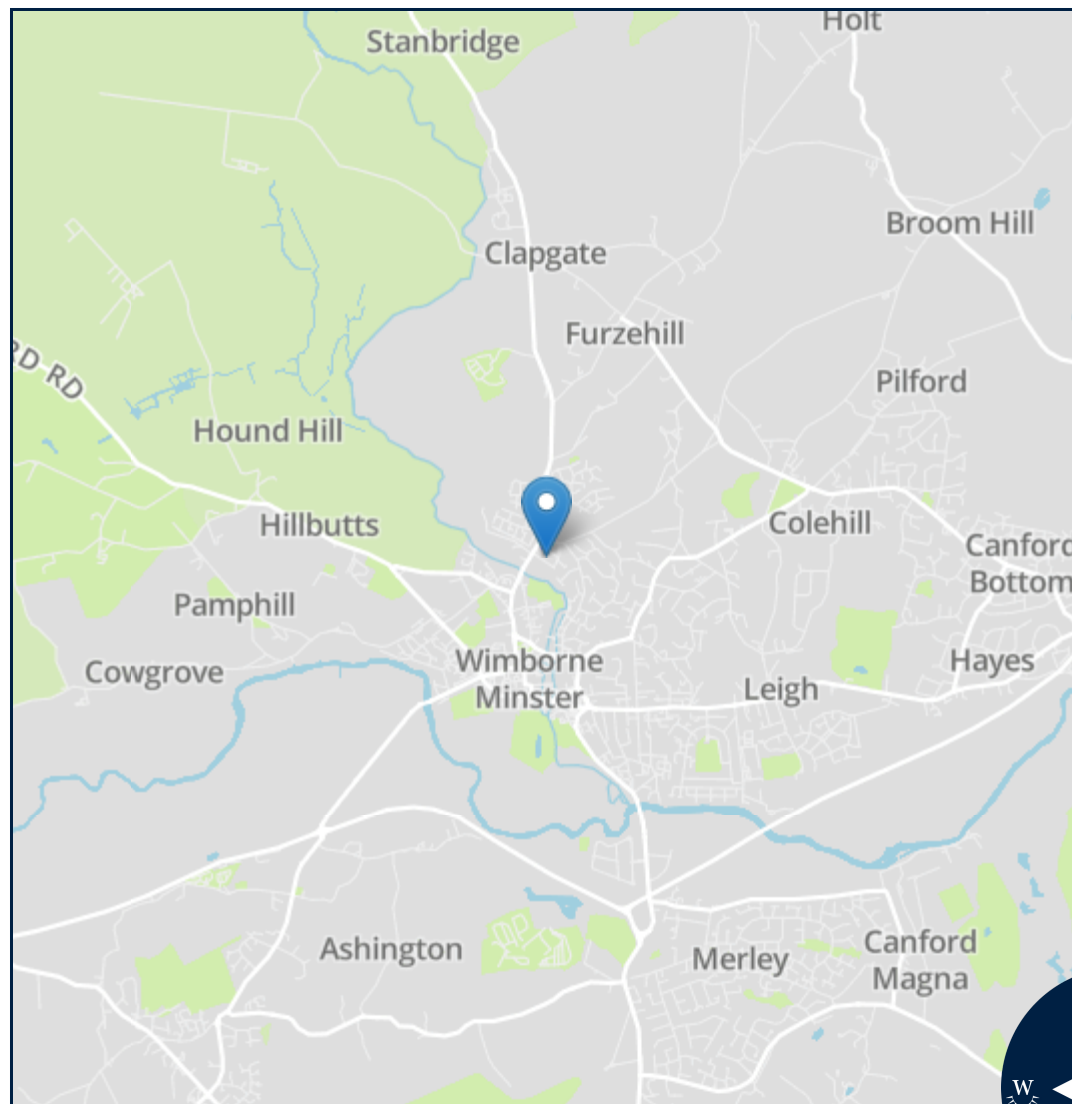


1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



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	
	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	
Current	83
Potential	72

EU Directive 2002/91/EC



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12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000