



Asking Price

£575,000

BURTS HILL, WIMBORNE, DORSET BH21 1NS

Freehold



- ◆ **FOUR BEDROOM FAMILY HOME**
- ◆ **CLOSE TO WIMBORNE TOWN CENTRE**
- ◆ **OFF-ROAD PARKING**
- ◆ **NO FORWARD CHAIN**
- ◆ **SCOPE TO DEVELOP (STPP)**
- ◆ **SIZEABLE GARDEN**

A well-portioned four bedroom, semi-detached home originally apart of Walford Farm and situated within the heart of Wimborne boasting a generous rear garden, off road parking and being offered with no forward chain. Sole Agents.

Property Description

Set on the outskirts of Wimborne Town Centre and forming part of the historic Walford Farm holding, this substantial four bedroom family home comes to the open market for the very first time, having been passed down through generations of the same family. Originally a cottage serving the farm, the property has evolved over time and now presents an exciting opportunity for modernisation and improvement.

Occupying a generous, elevated plot, the house is conveniently positioned within walking distance of Wimborne town centre, local amenities and well-regarded schools.

The accommodation is both spacious and versatile, offering well-proportioned rooms throughout. An open entrance hall provides a welcoming introduction and leads to two separate reception rooms, offering flexibility for formal dining, a family sitting room or playroom. A conservatory overlooks the garden and provides additional living space, while the spacious kitchen is complemented by a useful utility room and adjoining pantry, together with a downstairs WC.

To the first floor are three double bedrooms and a further single bedroom, ideal as a child's room or home office, all served by a family bathroom.





Garden and Grounds

The front garden is predominantly laid to an attractive brick-paved driveway, providing ample off-road parking for several vehicles, alongside a neatly maintained lawn area. Further driveway space is located to the right-hand side of the property, giving convenient access through to the rear garden.

To the rear, the garden has a well-kept lawn that extends to the rear boundary, complemented by a variety of established planted borders and beds.

Of particular note, planning consent has also been approved for a separate three bedroom dwelling within the garden and a car port at the front 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 1469 sq ft (136.4 sq m)
Heating: Gas Fired Heating
Glazing: Double Glazed Throughout
Parking: Driveway Parking for Multiple Cars
Garden: Front and Rear Garden
Main Services: Gas, Electric, Water & Drains
Local Authority: Dorset Council
Council Tax: Band C
Additional Information:

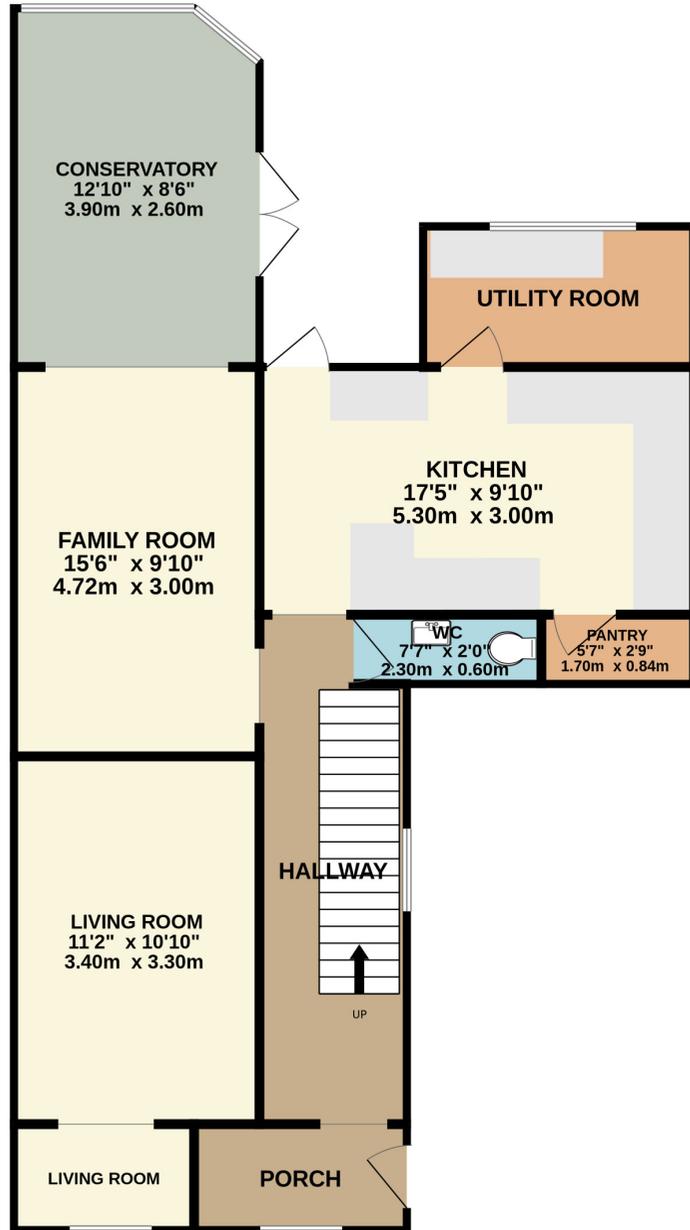
For information on broadband and mobile signal, please refer to the Ofcom website.

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

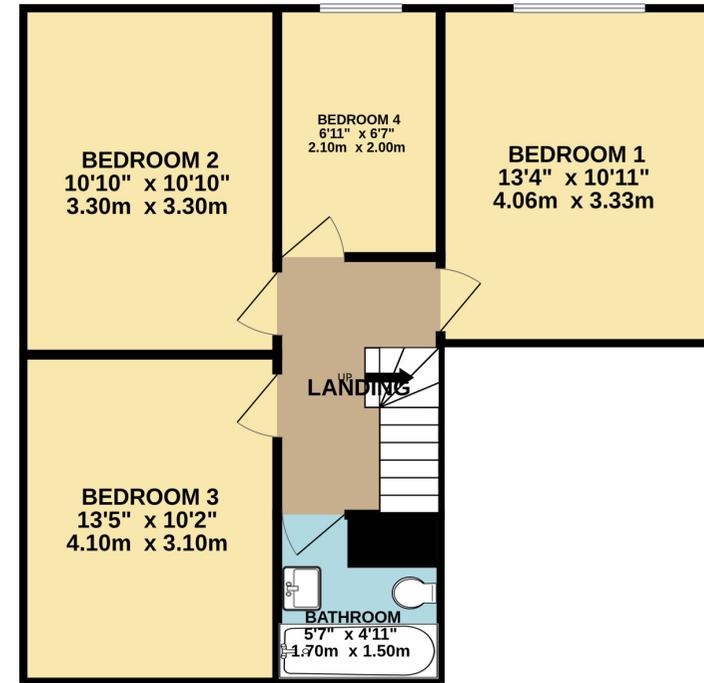




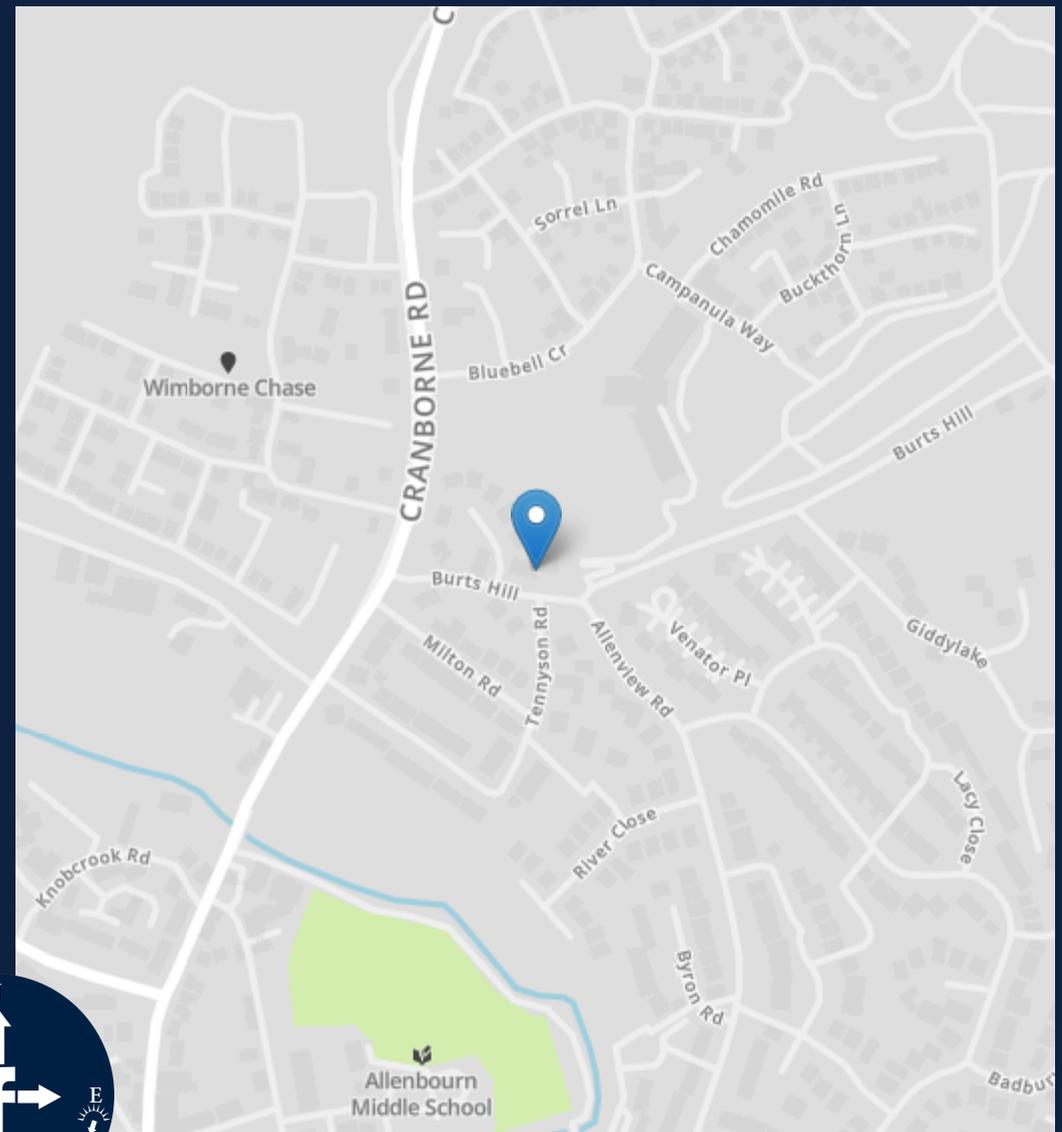
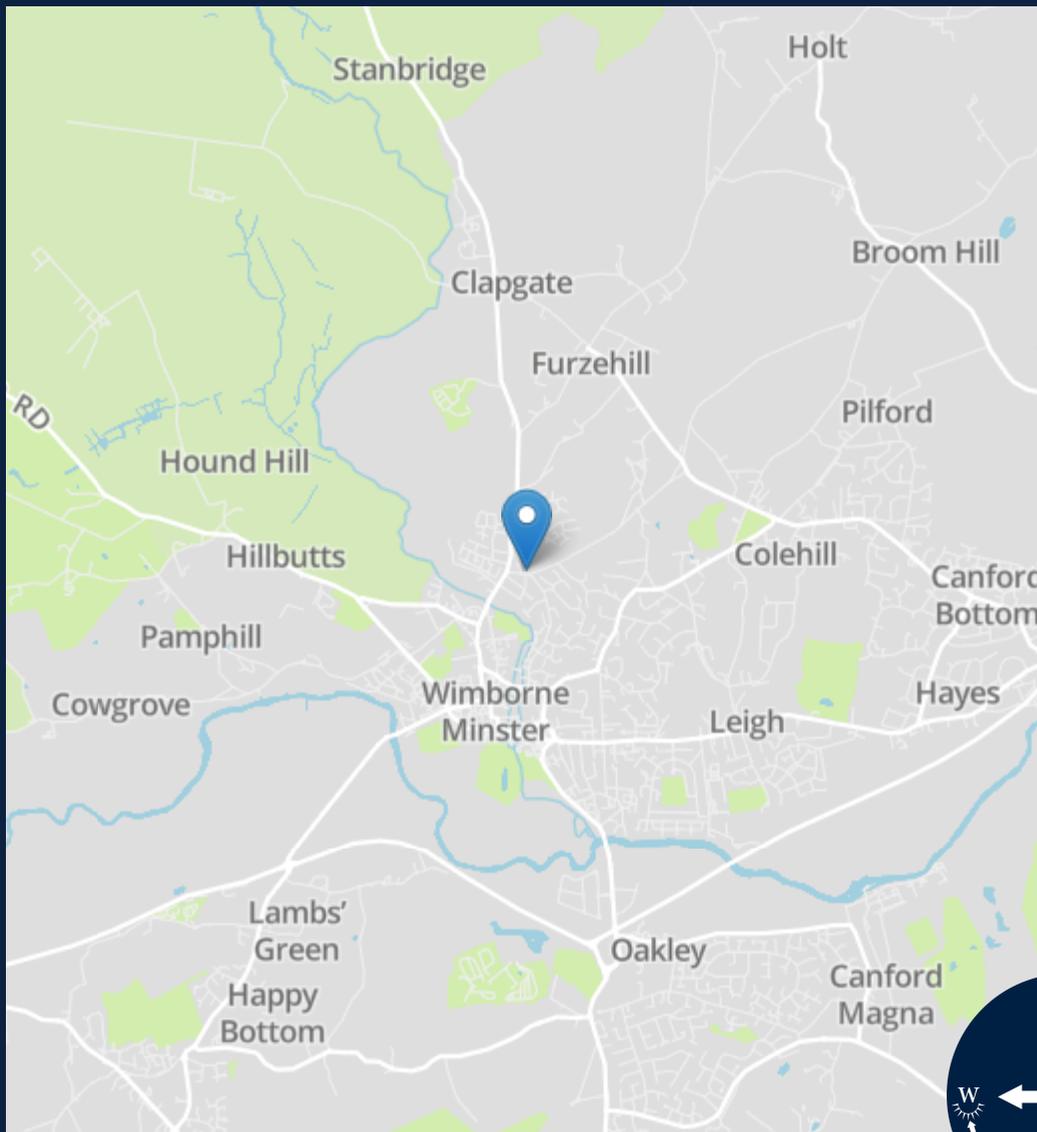
GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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