

GRANGE, WIMBORNE, DORSET BH21 4HX

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**£700,000**

Freehold







- ◆ **SEMI-DETACHED COTTAGE**
- ◆ **THREE BEDROOMS**
- ◆ **EXTENSIVE GARDEN ROOMS AND GARAGING**
- ◆ **IMMACULATE THROUGHOUT**
- ◆ **PREFERRED RURAL LOCATION**
- ◆ **PLOT APPROACHING 1/3 ACRE**
- ◆ **SOLE AGENTS**
- ◆ **NO FORWARD CHAIN**

Semi-detached, three bedroom, Victorian cottage, located within the sought after area of Grange which is positioned close to Furzehill and Wimborne Town Centre. This home has been modernised to a high standard throughout and is offered with driveway parking for multiple cars, a double garage and extensive garden rooms and outside space. NO FORWARD CHAIN.

## Property

This home is set back from the main lane and sits on approximately 1/3 of an acre in rural Wimborne. It is located approximately 2.3 miles from Wimborne Town Centre and close to local amenities, pubs, doctors' surgeries and schools. The home was extended in 2007 and has been refurbished to a high standard throughout with the current owners retaining its beautiful character features. These features include exposed timbers, latched doors and a brick open fireplace with a wood burner.

At the front of the home, you are welcomed by a bright entrance hall which provides access to the main living space and stairway to the first floor. The living room is well-proportioned and offers idyllic views over the front garden with a doorway leading to the kitchen and study. The kitchen offers a selection of base and eye level cabinetry, integrated appliances and offers space for a dining table, with double doors which lead to the patio area. At the rear of the property, you have a utility/boot room with rear door which provides access to the garden and a downstairs WC.

On the first floor, you have three bedrooms with all bedrooms benefitting from in-built wardrobe space. All three bedrooms are serviced by a family bath/shower room.

This home has double glazing throughout, electric underfloor heating on the ground floor and mains drainage, water and electricity.









## Garden and Grounds

This home is set back from the road offering a sense of space and privacy. There is a gated driveway which offers parking for multiple vehicles and allows access to the double garage. The front garden has been designed to reflect a traditional cottage style space with a mixture of established trees, shrubs and plants.

One of the main features of this home is the rear garden. From the kitchen and utility space you have access to the patio area, which has been designed to allow uninterrupted views of the garden from the home. The remainder of the garden has been laid to lawn with a fine selection of plants and shrubs, which have been carefully maintained by the current owners. In addition, the property has a workshop and storage room at the lower end of the garden.

## 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: 2261 sq ft (210.01 sq m)  
Heating: Underfloor heating downstairs. Night storage heating upstairs.  
Glazing: Double glazed throughout.  
Garden: Front and rear garden  
Loft: Yes, 100% boarded  
Mains Services: Electric, water and 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 visit gov.uk

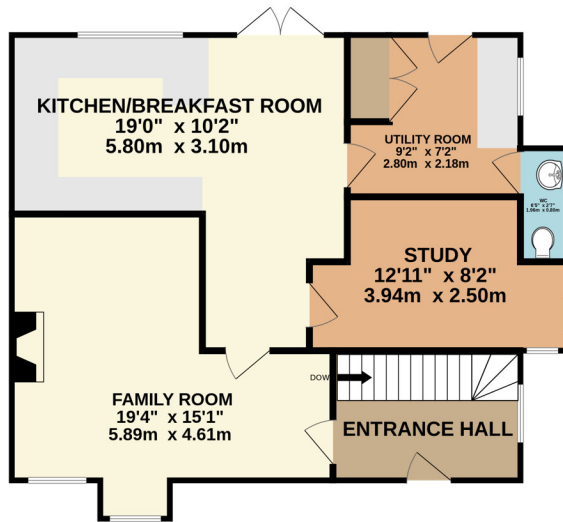




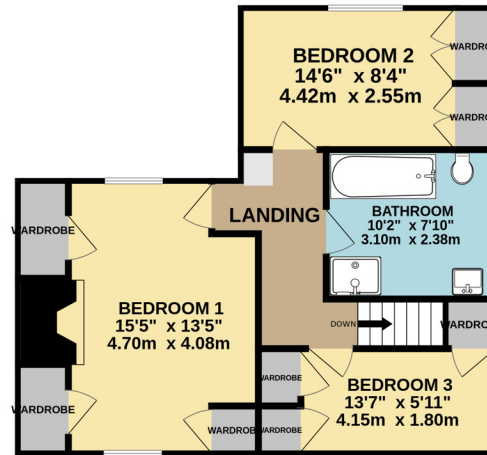




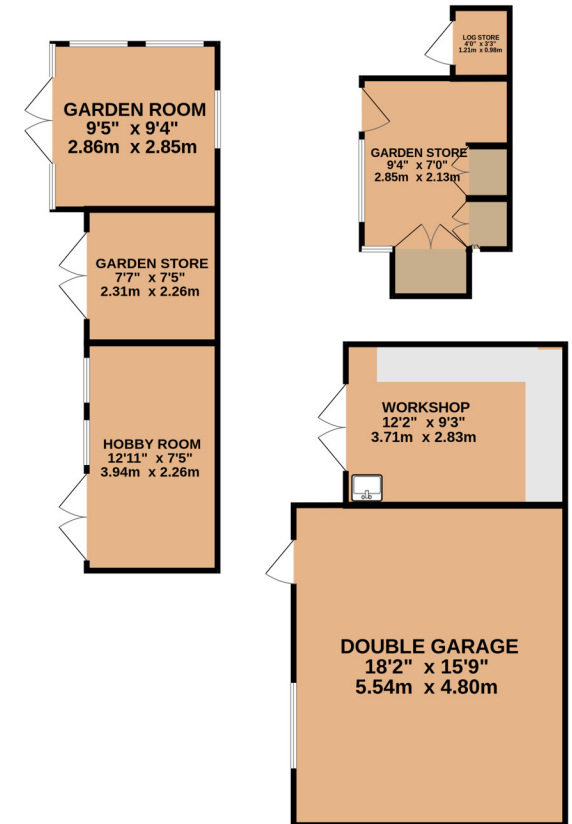
GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.

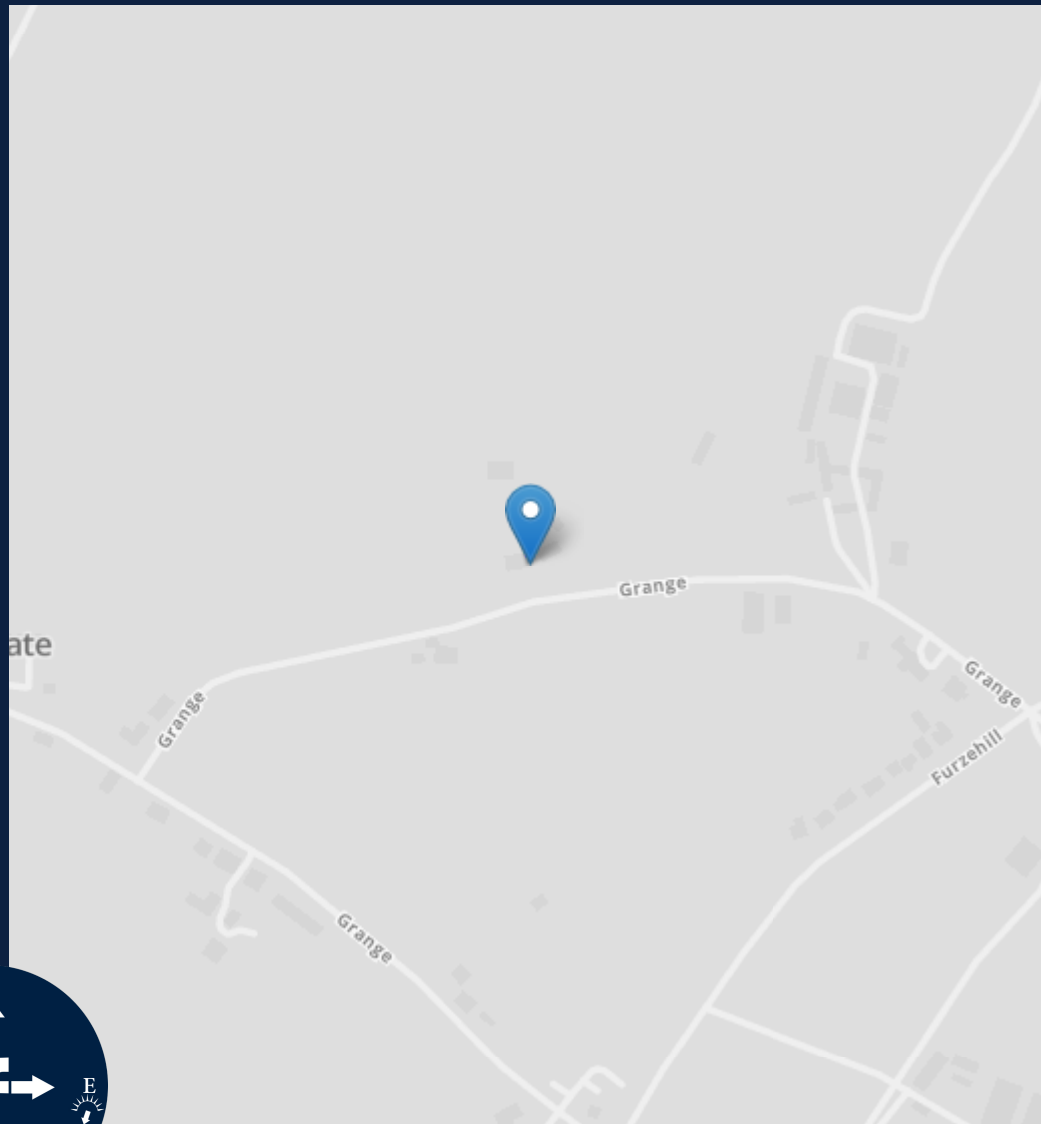
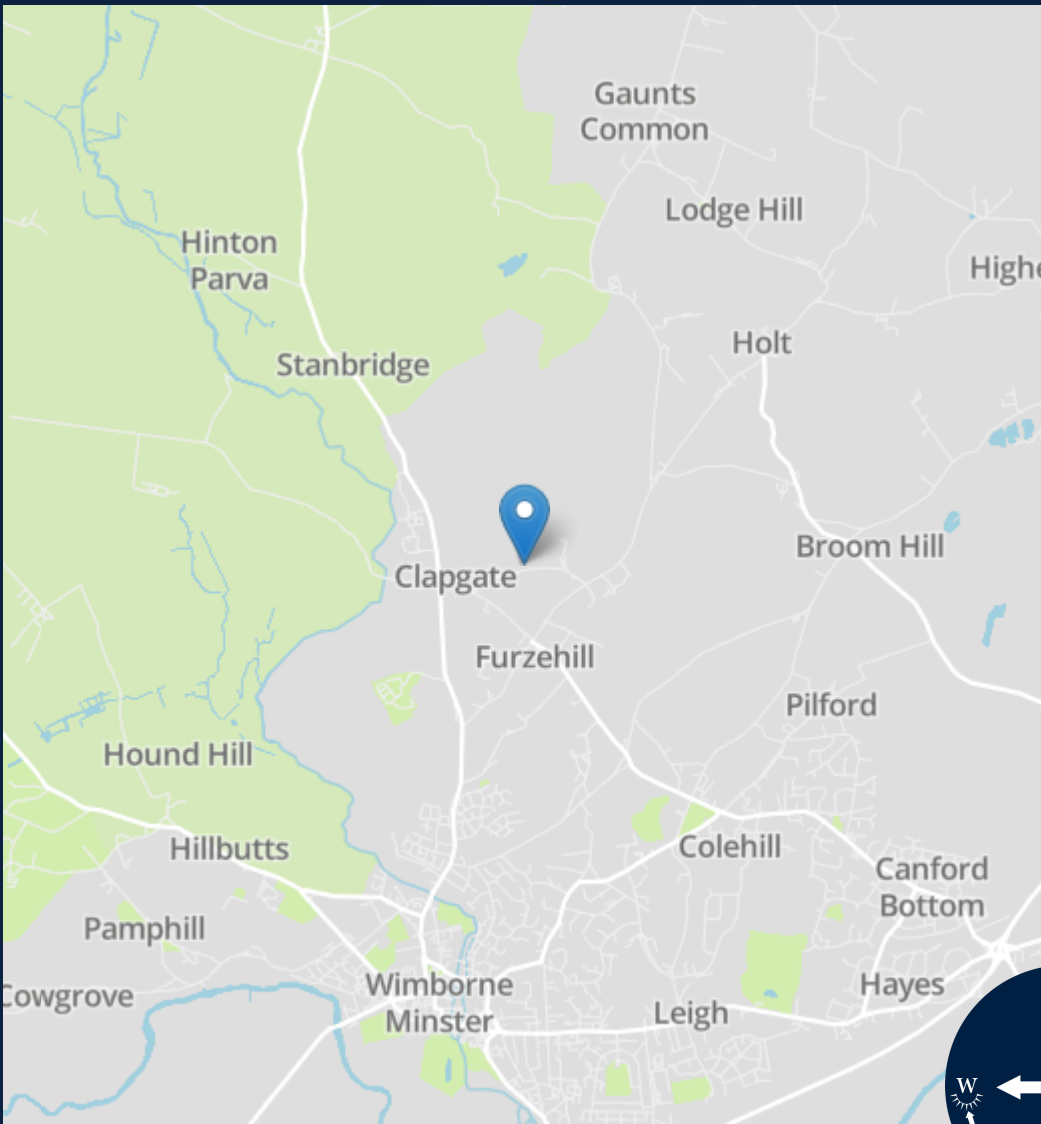


OUTBUILDINGS  
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 2261sq.ft. (210.1 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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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