



*Asking Price*

**£467,500**

CUTLERS PLACE, WIMBORNE, DORSET BH21 2HZ

Freehold



- ◆ **THREE BEDROOMS**
- ◆ **ENCLOSED REAR GARDEN**
- ◆ **HOME OFFICE/SALON**
- ◆ **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**
- ◆ **OPEN PLAN LIVING**
- ◆ **SOLE AGENTS**

A detached, three bedroom, bungalow which has been modernised over the last five years benefiting from an en-suite shower room, private rear garden and clinic/home office ideal for those who work remotely. Sole Agents.

## Property Description

Positioned on the easterly edge of the sought-after Cutlers Place development, this well-presented home falls within the catchment area for highly regarded local schools and is within close reach of local amenities.

The accommodation is thoughtfully arranged and offers a contemporary, open-plan living space, combining the living room and kitchen to create a bright and sociable environment. The modern fitted kitchen is well-equipped with a range of base and eye level units and provides ample space for dining. There are three well-proportioned bedrooms, including a principal bedroom which benefits from its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, fitted with a modern suite.

Further benefits include double glazing throughout and gas-fired central heating, ensuring comfort and efficiency year-round.





## Gardens and Grounds

The front garden is laid to lawn and there is a driveway to the right hand side which is suited to three vehicles in tandem. The driveway in turn leads to the converted detached garage which has been converted into a home salon which is ideal for those needing a home clinic or dedicated office space. The rear garden is easterly in orientation and split into two areas with an elevated patio spanning the rear elevation and the balance being laid to a kept lawn with mature shrub 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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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.



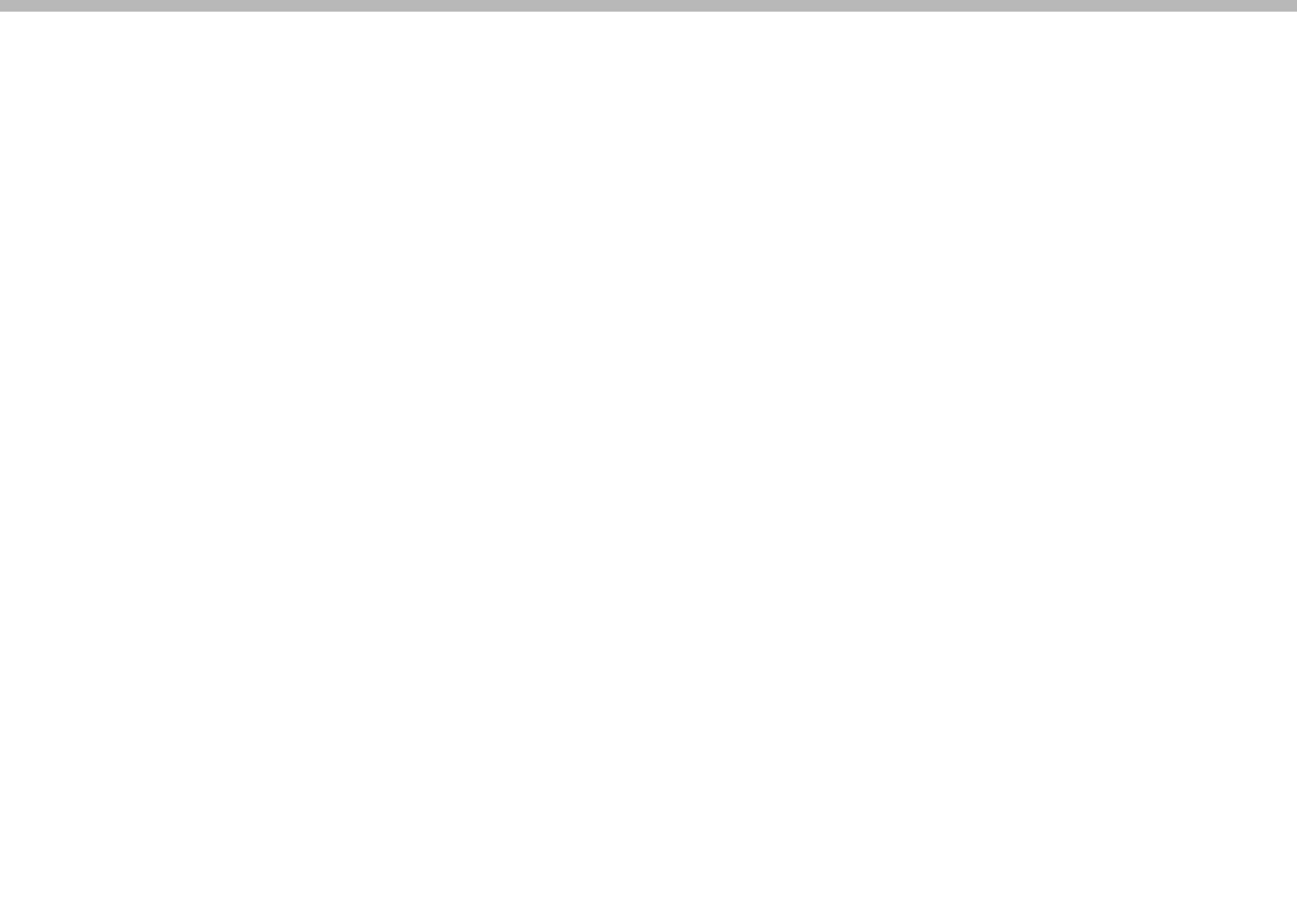
Size: 970 sq ft (90.1 sq m)  
Heating: Gas fired (combi)  
Parking: Double glazed  
Loft: Ladder installed. 50% boarded.  
Garden: East facing  
Main Services: Electric, water, gas, drains, telephone  
Local Authority: Dorset Council

Council Tax Band: D  
Additional Information:

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

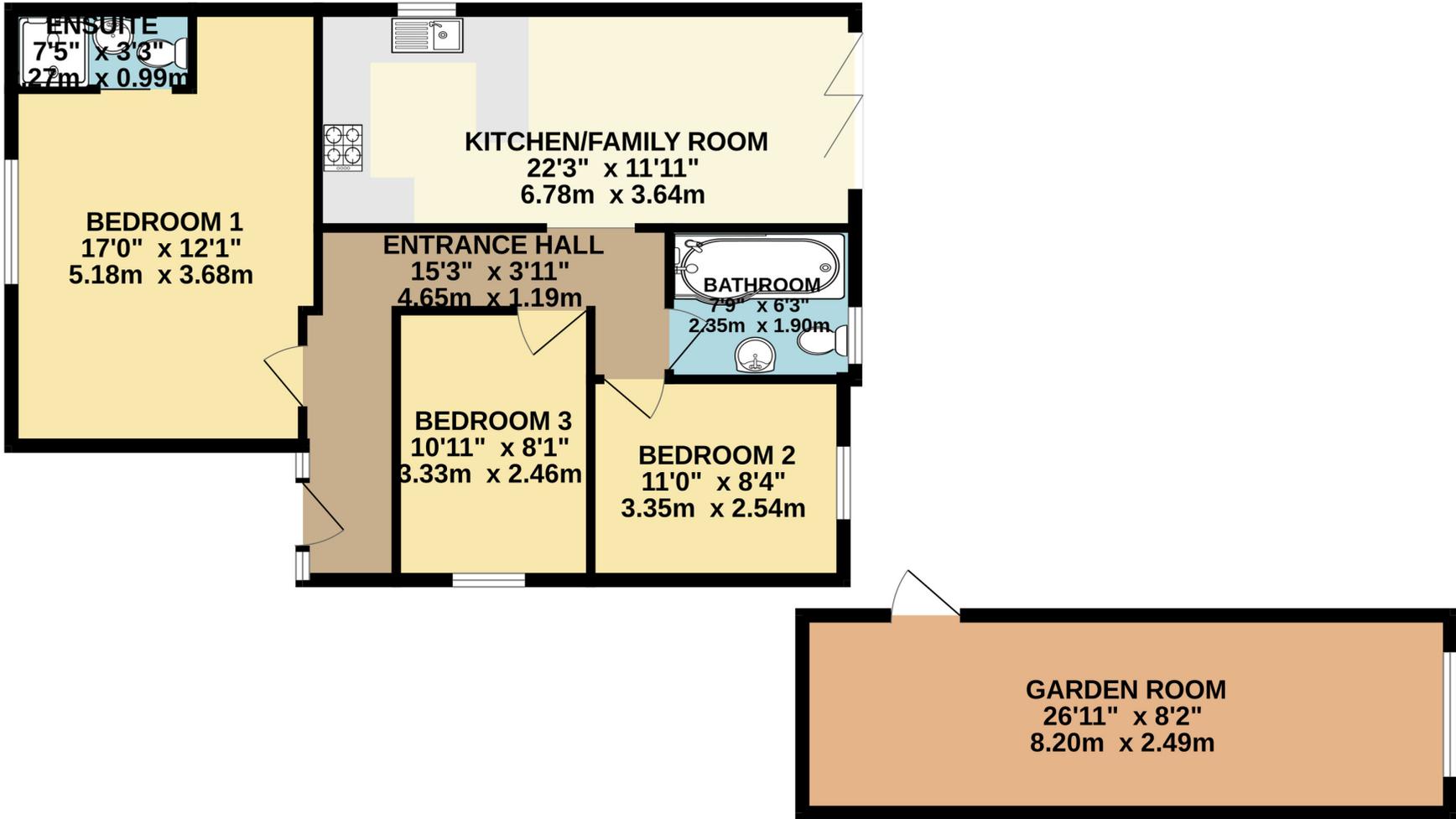
For information relating to flood risk, please refer to  
[gov.uk](http://gov.uk)



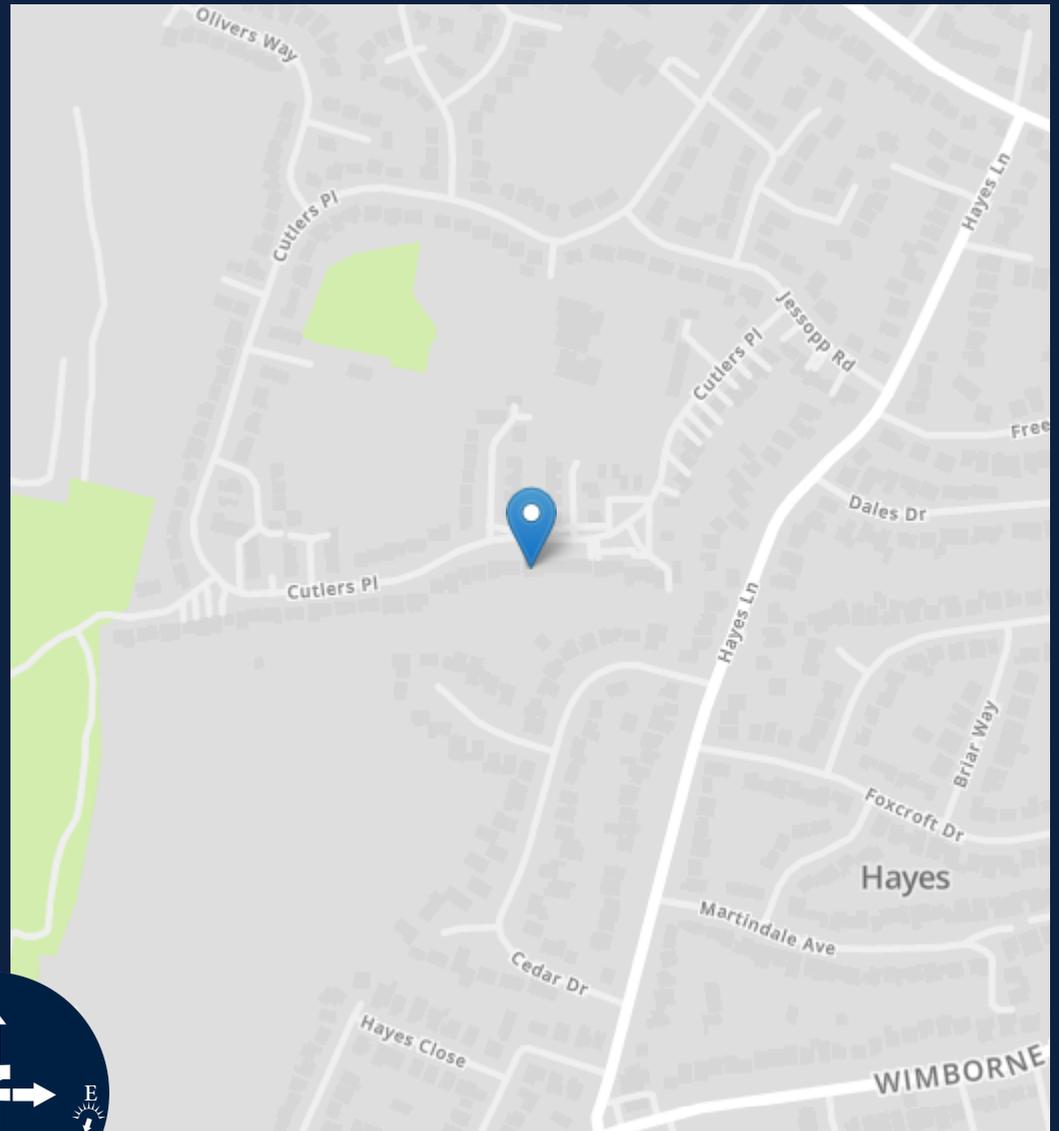
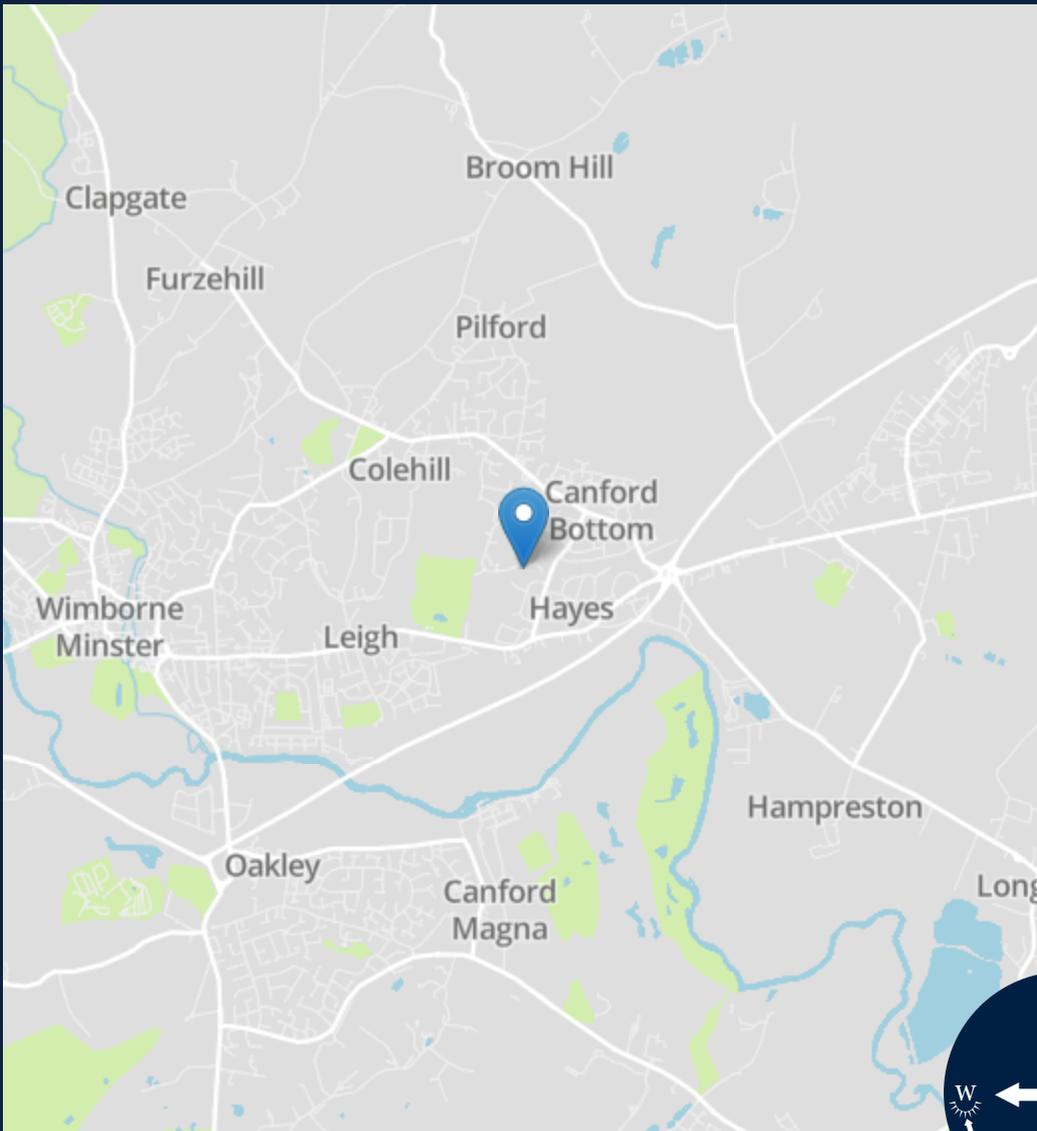




GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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>	85
(69-80) <b>C</b>	70
(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	
England, Scotland & Wales	EU Directive 2002/91/EC



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