



£1,195,000

THE LAURELS, LONNEN ROAD, WIMBORNE BH21 7AZ

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ THREE DOUBLE BEDROOMS
- ◆ SITUATED IN LAND APPROACHING TWO ACRES
- ◆ IDEAL FOR EQUESTRIAN ENTHUSIASTS
- ◆ STABLING AND ESTABLISHED GRAZING
- ◆ VENDORS SUITED
- ◆ DETACHED DOUBLE GARAGE AND OFFICES
- ◆ SOLE AGENTS

A well appointed, three bedroom, detached family home situated within grounds approaching two acres and boasting both potential for development (STPP) as well as those with equestrian pursuits. Outbuildings include stables, detached double garage and purpose built office. Vendors Suited.

Property Description

The accommodation comprises a large entrance porch leading to a spacious reception hall with downstairs cloakroom. A featured split-level lounge opens through French doors to a large sun lounge. There is a study/music room with built in cupboards. The fully fitted kitchen has a wide variety of cupboards and built-in appliances and a dining area with glass French doors opening to the patio and gardens. There is a separate utility room. On the first floor is a spacious landing leading to three double bedrooms, generously supplied with fitted wardrobes and serviced by a family bathroom. The principle bedroom has a large ensuite facility. For storage there is an airing cupboard and attic store room. The home is entirely double glazed throughout and benefits from gas fired central heating.





Gardens and Grounds

'The Laurels' benefits from grounds which approach two acres and are neatly divided into two paddocks of 0.5 and 0.8 acres, with the balance being landscaped as formal gardens which surround the home. Adjacent to the home is a detached double garage which is served by the laid brick 'in and out' crescent shaped driveway, and there is a conservatory-style sun lounge attached to the garage. Furthermore, there is a detached, purpose built office adjacent to the garaging, and the gardens are predominantly laid to a kept lawn with mature flower beds surrounding the house, and intermittently planted around the garden. A stepping stone pathway leads away from the home towards a post and rail fence which in turn gives access to the block-built stables where there are two loose boxes as well as a tack store. The smaller paddock benefits from direct gated access from Lonnen Road and in turn provides gated access to the larger paddock, which spans the rear boundary of the property.

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: 3062 sq ft (284.4 sq m)

Heating: Gas fired (Vented) serviced annually

Glazing: Double glazed

Parking: 8 spaces & garage

Garden: South facing

Main Services: Electric, water, gas, telephone

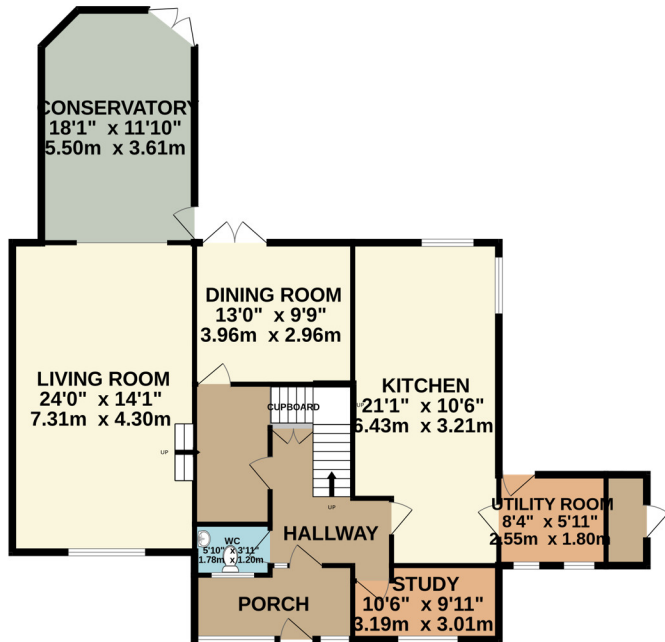
Local Authority: Dorset Council

Council Tax Band: F

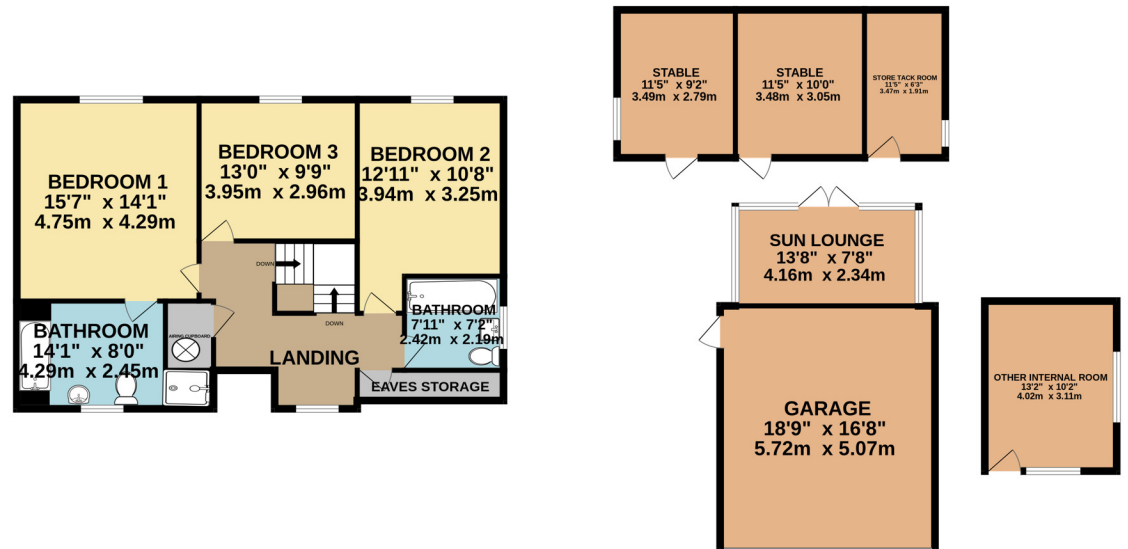




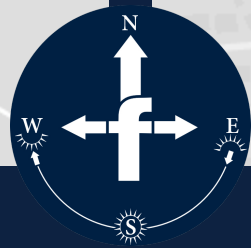
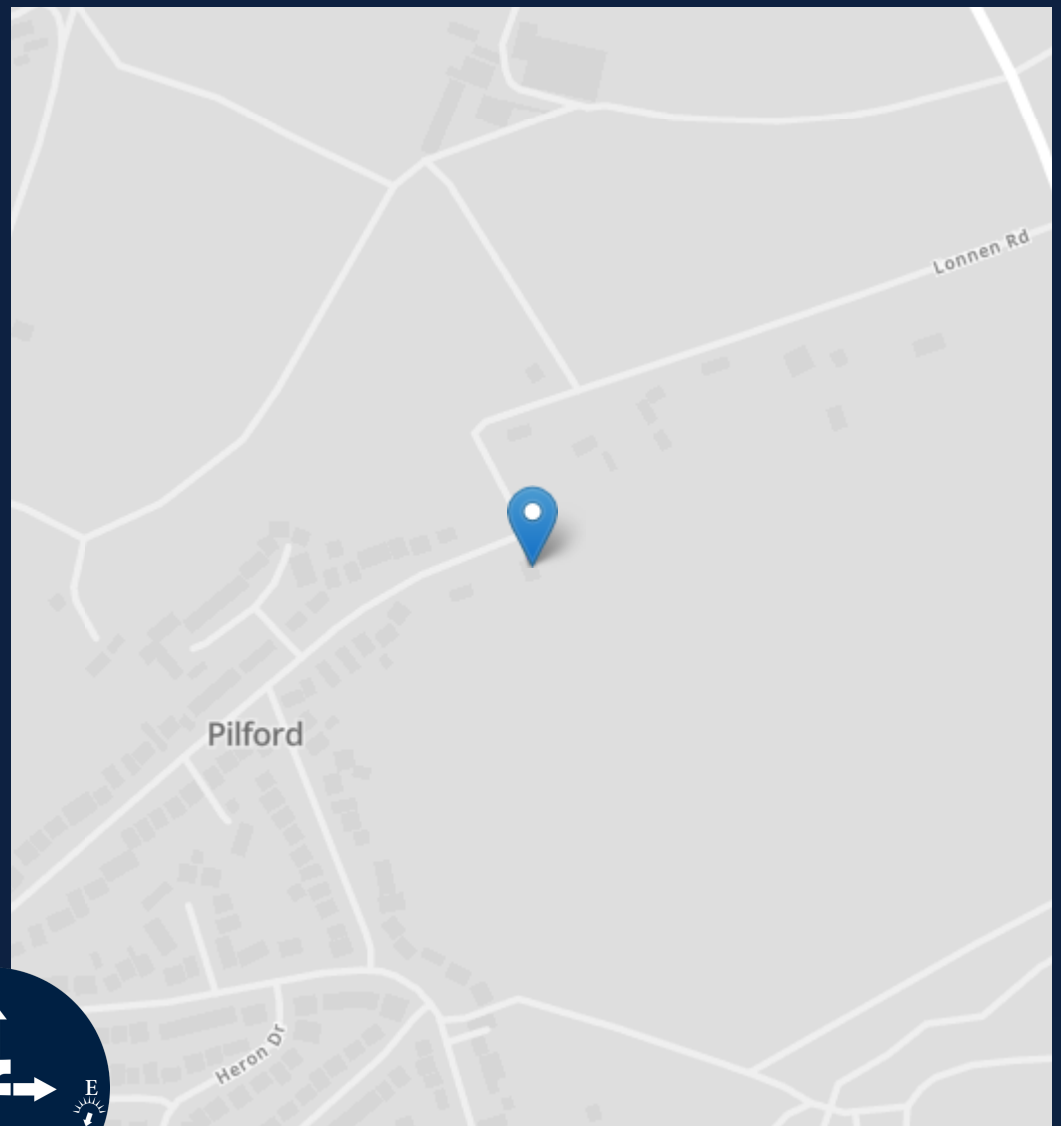
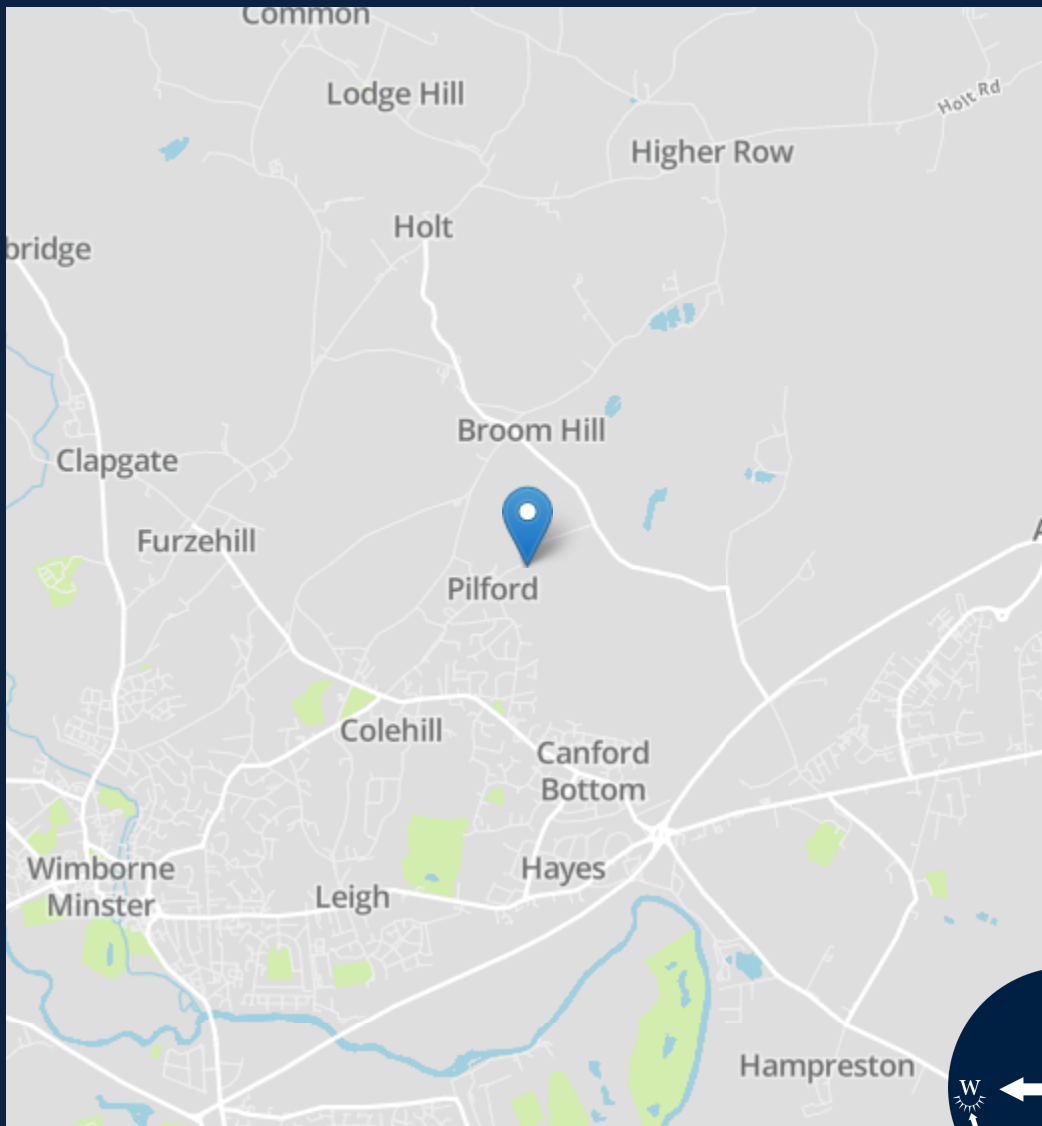
GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



1ST FLOOR
1723 sq.ft. (160.1 sq.m.) approx.



TOTAL FLOOR AREA : 3062 sq.ft. (284.4 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	
A (92+)	
B (81-91)	
C (69-80)	79
D (55-68)	62
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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