

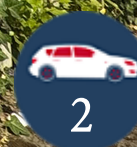


*Asking Price*

£437,500

Freehold

COWDRYS FIELD, WIMBORNE, DORSET BH21 1NB





◆ **END OF TERRACE HOUSE**

◆ **THREE BEDROOMS**

◆ **EN-SUITE FACILITY**

◆ **NO FORWARD CHAIN**

A well presented, three bedroom, end of terrace home close to Wimborne town centre boasting an en-suite facility as well as two off road parking spaces and a secure lockup garage. No forward chain.

## Property Description

Cowdry's Field is positioned close to Walford Mill on the northerly edge of Wimborne town centre and comprises a variety of two, three and four bedroom homes. This particular property has been well cared for and used in recent years as a second home. The accommodation comprises an open plan, double aspect lounge/dining room, modern fitted kitchen and a cloakroom to the ground floor and there are three bedrooms, a family bathroom and en-suite shower room to the first floor. The home has been double glazed throughout and benefits from gas fired heating.

## Outside

The home is elevated from the kerb, giving a natural sense of privacy, and the front garden is primarily laid to a kept lawn. The rear garden has a courtyard feel and has been sympathetically hard landscaped and boasts a selection of mature shrubs and bushes. From the rear garden a pedestrian access gate denotes access to a communal driveway which in turn gives access to the detached single garage and there is an allocated parking space immediately adjoining the garage as well as a further, numbered parking space at the start of the driveway.

## 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.

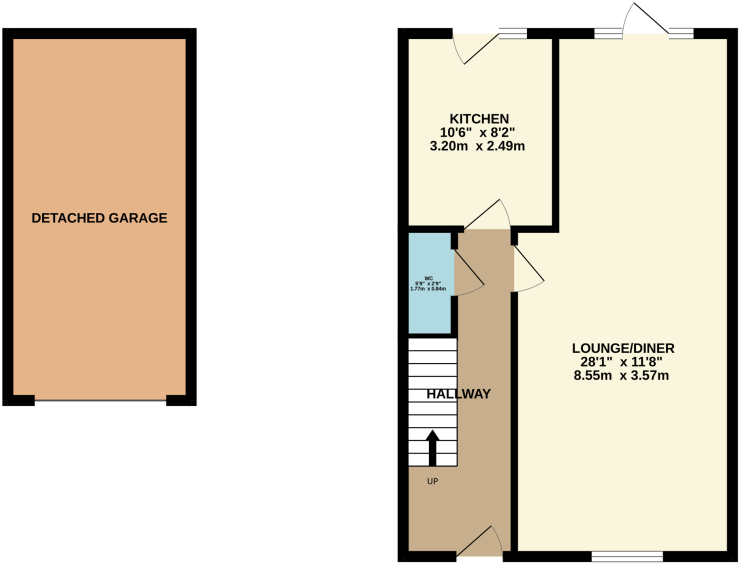
Size: 991 sq ft (92 sq m)  
Heating: Gas fired (Vented) (serviced annually) 17th Feb 2018  
Glazing: Double glazed  
Parking: Driveway and garage  
Garden: South West facing  
Loft: Yes. No ladder installed.  
Main Services: Electric, water, gas, drains, telephone, cable  
Local Authority: Dorset Council  
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

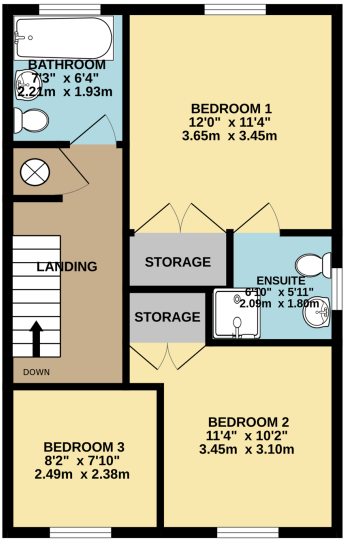




GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

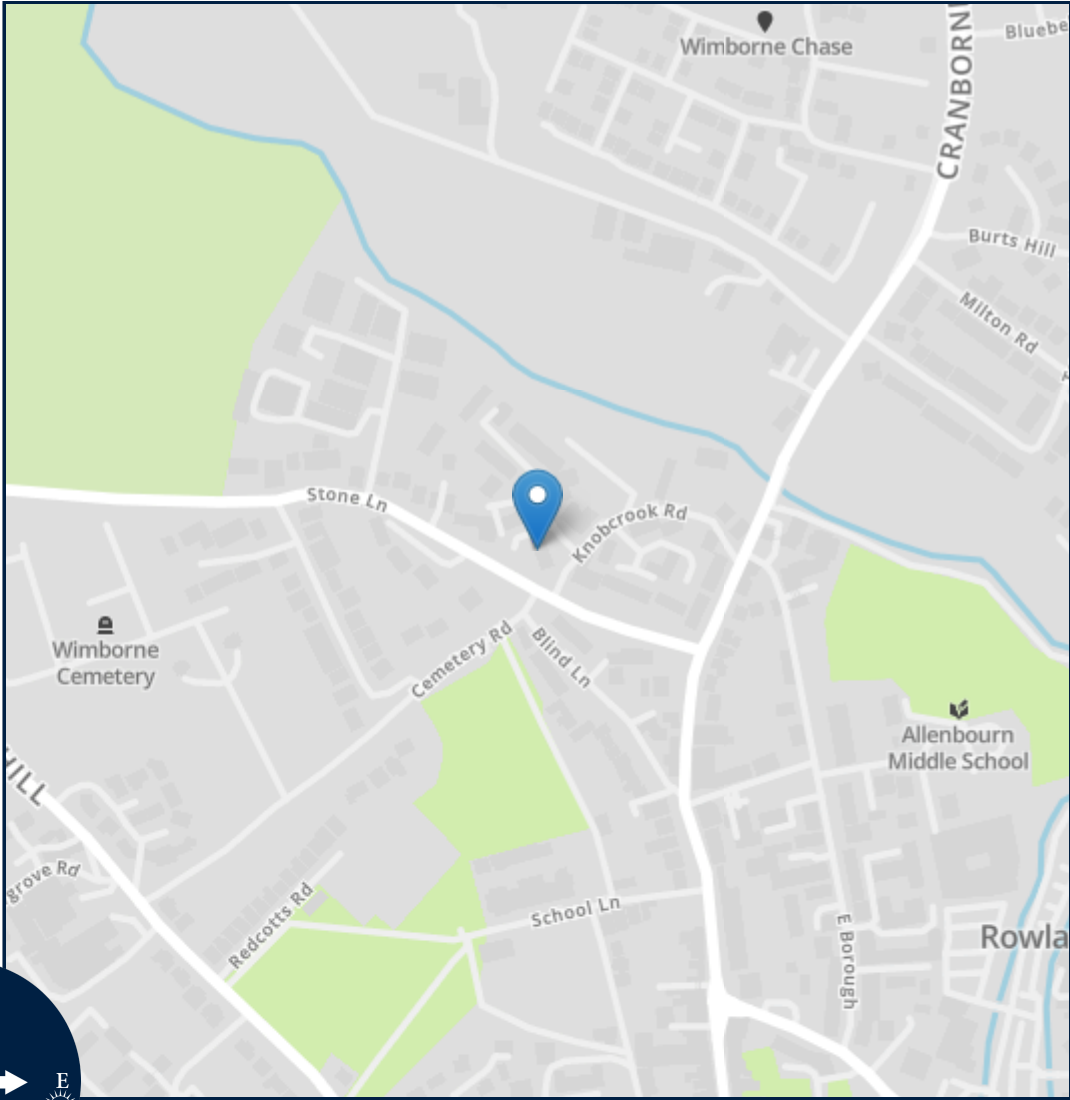
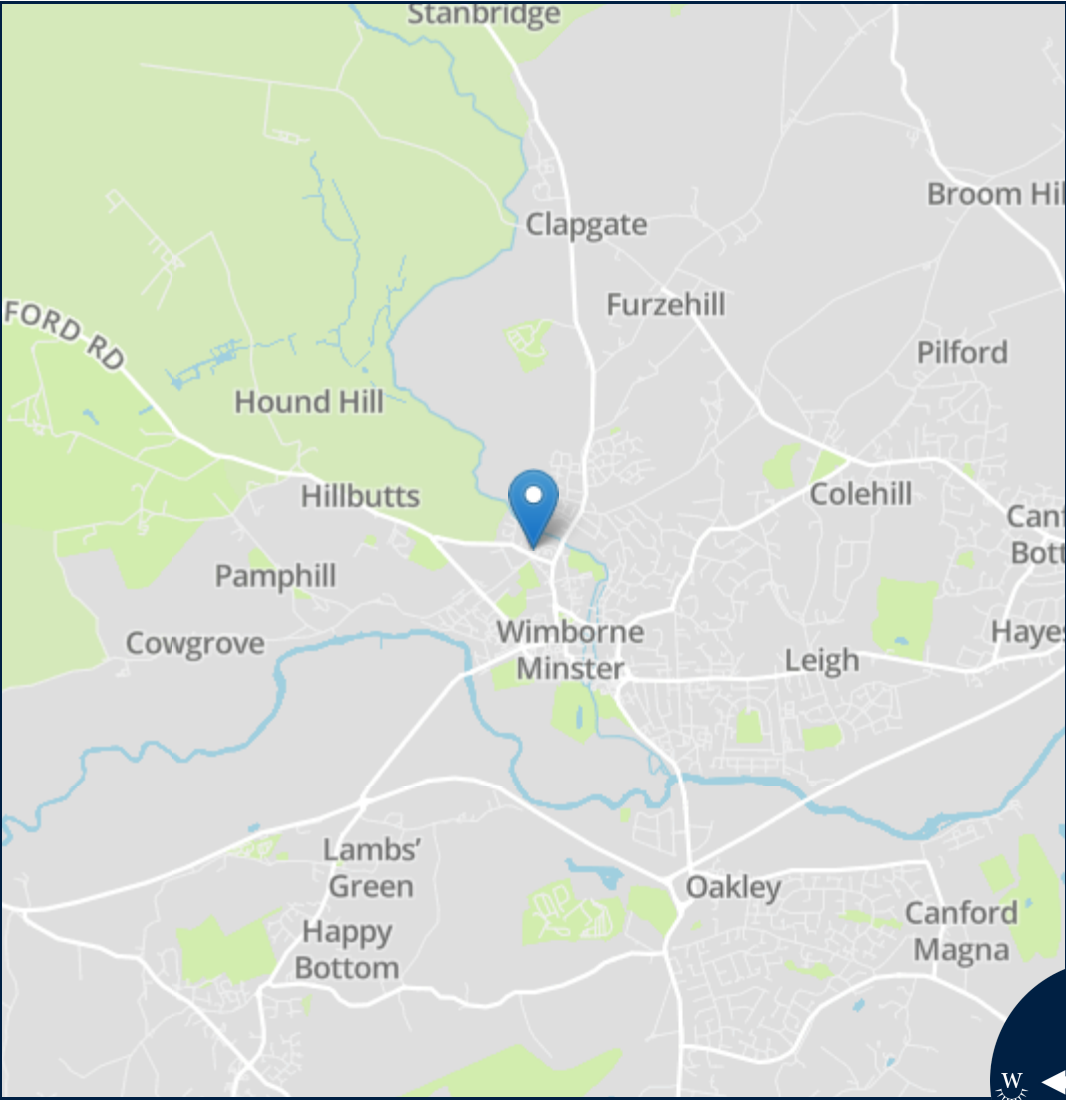


1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(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		



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