



Asking Price

£640,000

HAYES LANE, WIMBORNE BH21 2JD

Freehold



- ◆ DETACHED HOUSE
- ◆ FIVE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ SOUTH FACING GARDEN
- ◆ SCOPE AS A HOME/INCOME PROPERTY
- ◆ FOUR BATHROOMS
- ◆ SOLE AGENTS
- ◆ SELF CONTAINED ANNEXE

A spacious, five bedroom, detached family home within a popular school catchment location but also boasting capacity for multi-generational living as well as home/income options. South facing garden, garaging and being offered without a forward chain.

Property Description

The property is situated on a private corner plot and boasts a preferred location for school catchment. The accommodation has been tastefully updated and is spacious in size. The home lends itself to multi-generational living or as a home/income given the self-contained ground floor annexe (of which can generate an income of approximately £7,500). The accommodation comprises a generous kitchen/breakfast room, formal living room and garden room to the ground floor and there are four double bedrooms to the first floor, which are served by two en-suite facilities, as well as a family bathroom. Furthermore, the home has been double glazed throughout, has gas fired heating and is being offered without a forward chain.





Gardens and Grounds

The property has privacy from the road and there are two driveways, one from Hayes Lane and the other from Jessopp Road. The first is ideally positioned for use for the annexe and is suited to two vehicles, whilst the principal driveway is secure with electrically controlled gates and is suited to several vehicles. In turn this gives access to the detached wood-built garage and attached studio room, which is ideal for recreational use. There is gated access to the south facing garden which is primarily laid to a kept lawn and bordered by a mature hedge and there is a purpose built, detached, garden room which is ideal as a home office.

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 wide choice 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: 2237 sq ft (207.9 sq m)

Heating: Gas fired (serviced annually) Pressurised

Glazing: Double glazed

Parking: Driveway and garage

Garden: South facing

Loft: No ladder installed. 25% boarded.

Main Services: Electric, water, gas, telephone, drains

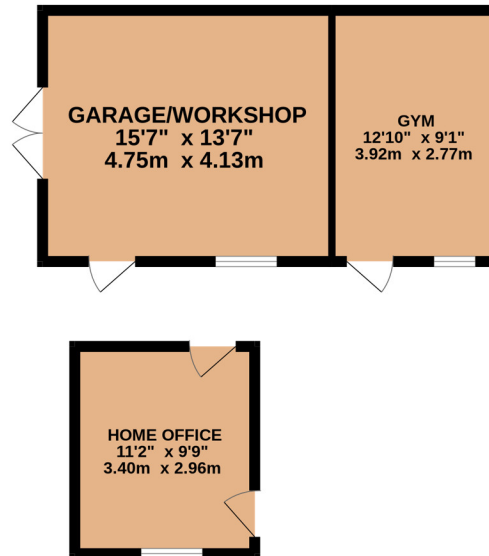
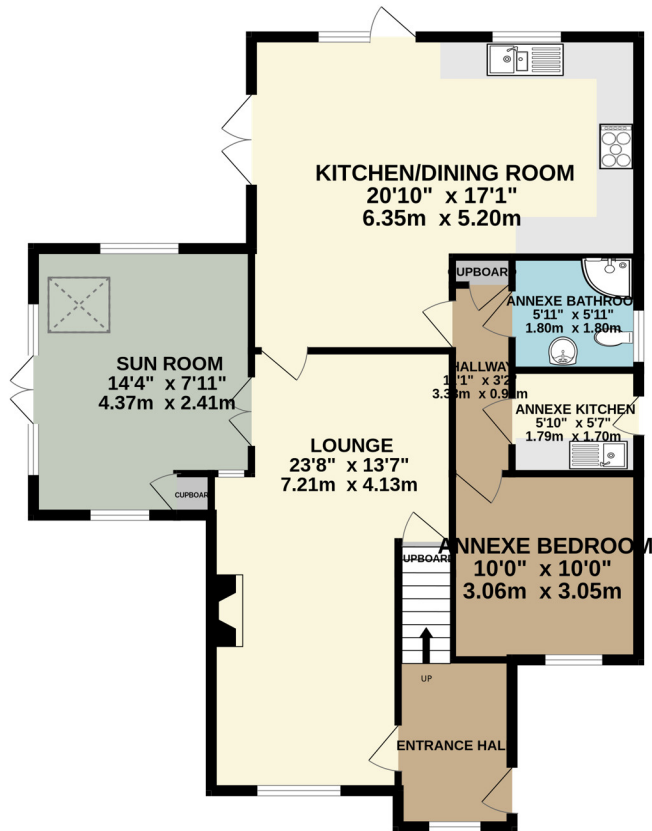
Local Authority: Dorset Council. Council Tax Band: E

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

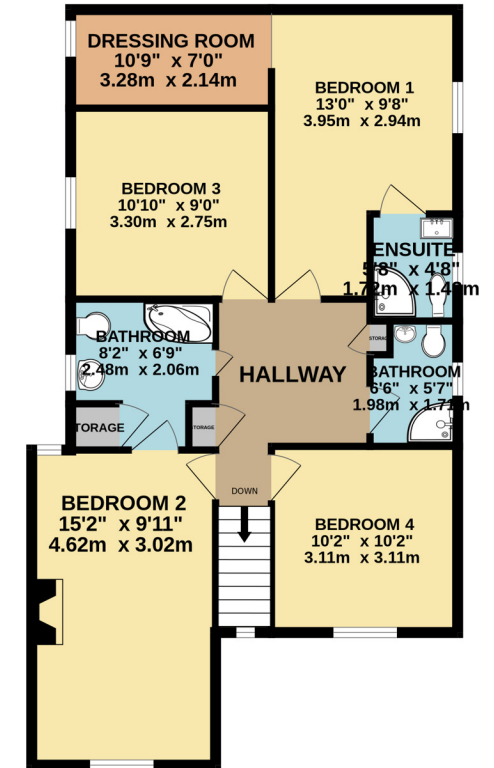




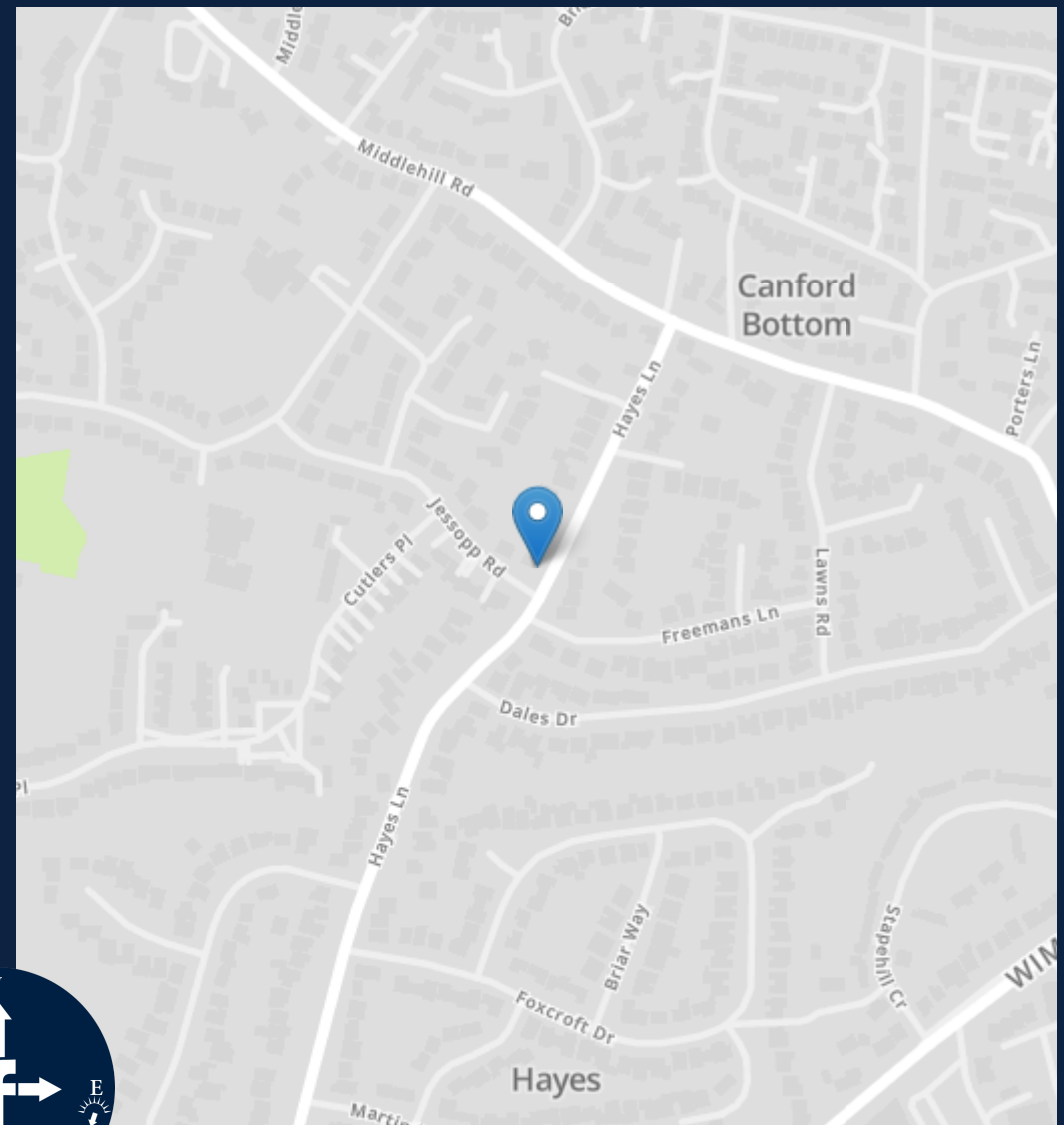
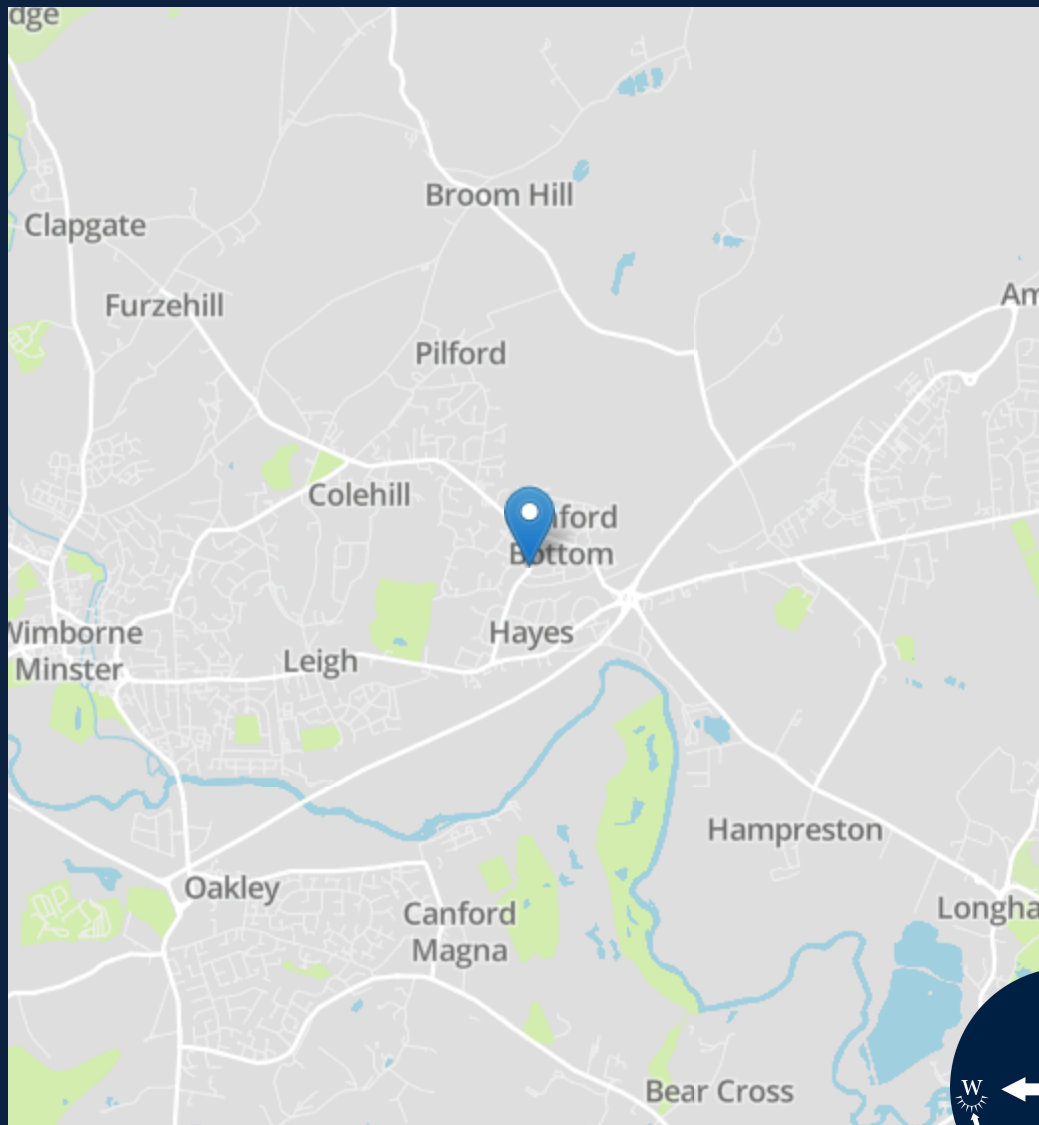
GROUND FLOOR
1450 sq.ft. (134.7 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 2237 sq.ft. (207.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England, Scotland & Wales		



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000