



*Asking Price*

**£595,000**

OAKLEY HILL, WIMBORNE BH21 1QH

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ THREE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ VIEWS TOWARDS WIMBORNE AND BEYOND
- ◆ DETACHED SINGLE GARAGE
- ◆ GAS FIRED HEATING AND DOUBLE GLAZING
- ◆ ELEVATED POSITION
- ◆ PRIVATE REAR GARDEN

An imposing, three bedroom, detached family home that offers well proportioned and versatile accommodation within easy reach of Wimborne town Centre. Elevated with a generous rear garden, secure single garage and off road parking.

### Property Description

The home sits on its elevated plot which gives the property a natural degree of privacy from the road and affords views towards Julian's Bridge and beyond. The accommodation has been tastefully updated with the addition of a ground floor extension which provides versatile reception space and the ground floor offers a formal reception room with bay window and an open plan kitchen reception room which spans the rear elevation of the property. A return staircase provides access to the generous first floor landing and there are three bedrooms of which two are very spacious doubles and all served by a family bathroom. In our opinion there is scope to extend further in to the loft (STPP) and the home is double glazed and offers gas fired heating.





## Gardens and Grounds

The driveway provides off road parking for one vehicle and in turn provides access to a detached single garage with an up and over style door. The garage is recessed into the landscape and a pathway leads up to the property where there is a dressed gravel area and kept lawn. A pathway leads to the right hand side of the property and in turn gives access to the rear garden which is primarily laid to lawn and enclosed by a variety of closed panel fences which clearly denote the boarders.

## 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: 1545 sq ft (143.6 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Parking: Off road & detached single garage

Garden: East

Main Services: Electric, water, gas, telephone

Local Authority: BCP Council

Council Tax Band: E

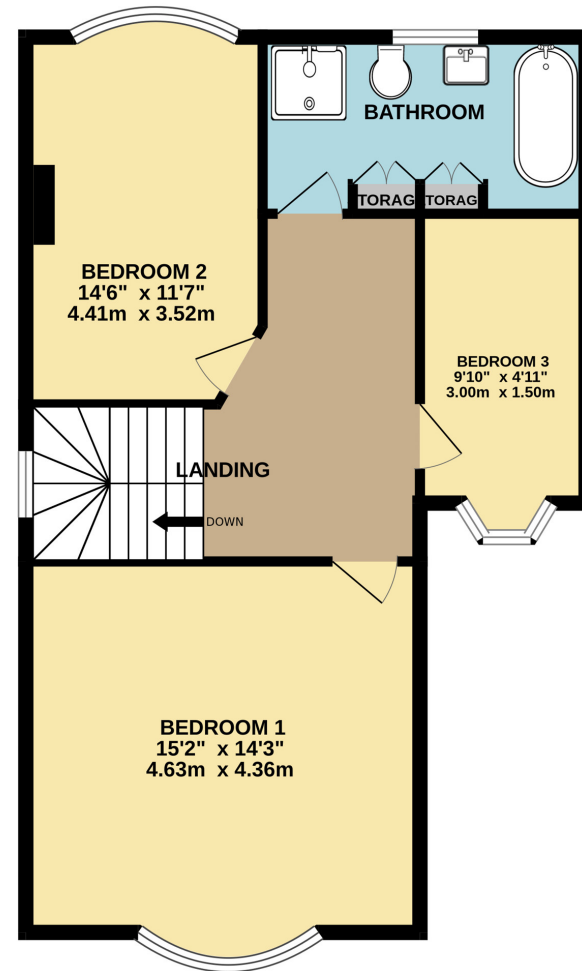


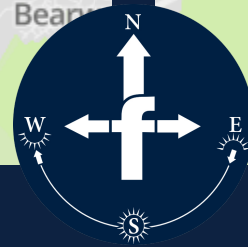
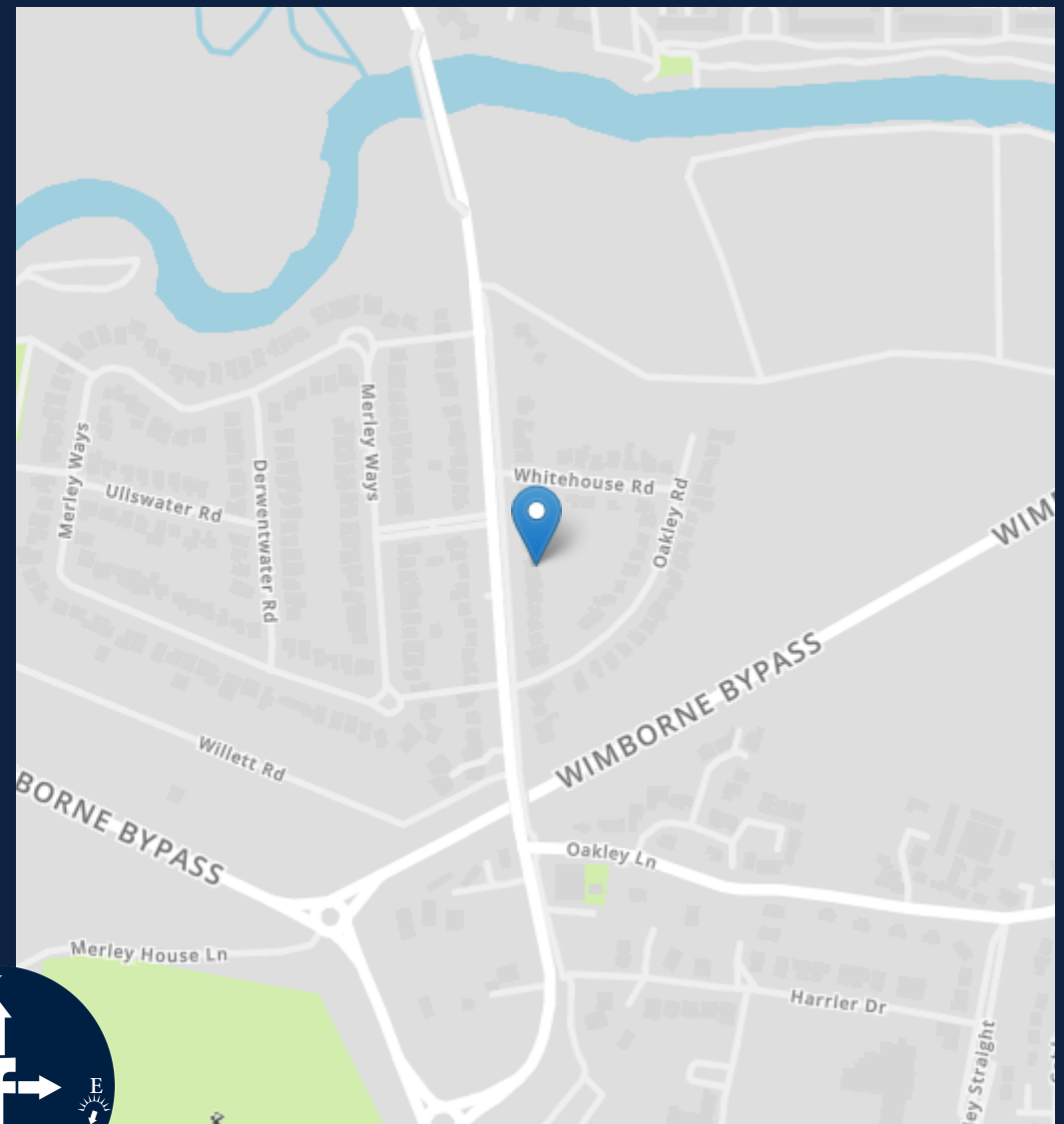
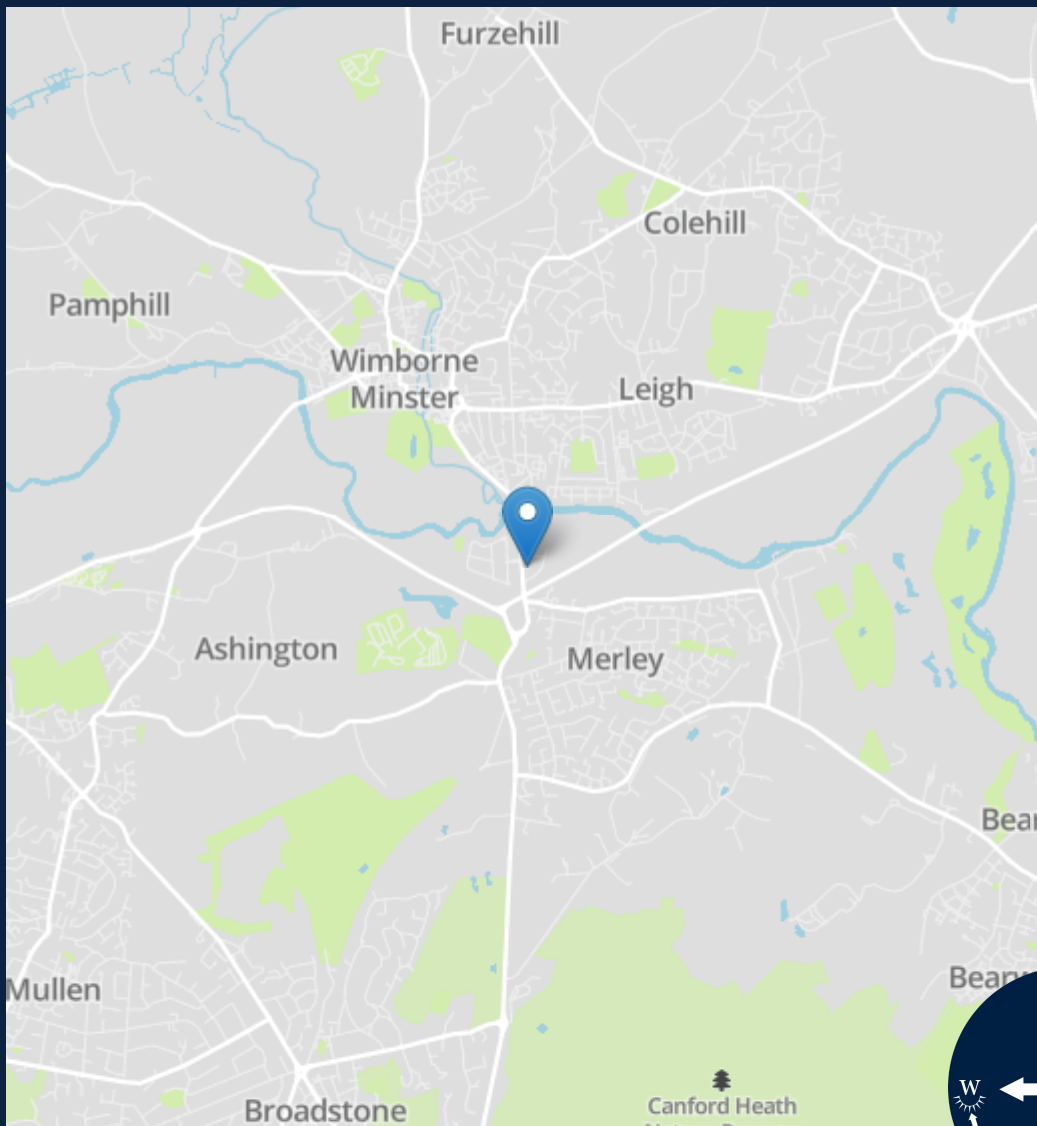


GROUND FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
		76	54

England, Scotland & Wales

EU Directive 2002/91/EC



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