



*Guide Price*

**£599,950**

Freehold

AWARD ROAD, WIMBORNE BH21 7NT



- ◆ DETACHED FAMILY HOME
- ◆ PLOT APPROACHING 1/4 ACRE
- ◆ NO FORWARD CHAIN
- ◆ SCOPE FOR EXTENSION AND DEVELOPMENT (STPP)
- ◆ DETACHED TANDEM GARAGE
- ◆ SOLE AGENTS
- ◆ FOUR BEDROOMS/FLEXIBLE ACCOMMODATION
- ◆ CLOSE TO HEATHLAND/SEMI RURAL LOCATION

An established and versatile, detached, four bedroom home that sits on a generous plot approaching 1/4 acre and boasts potential to be extended or developed extensively. No forward chain.

### Property Description

Award Road sits towards the northerly edge of Stapehill, a popular semi-rural location nestled between Wimborne and Ferndown, and this particular home has been within the family since 1965. The accommodation comprises an open plan living and dining room, which features a working open fire, through to an annexe, garden room, kitchen and shower room to the ground floor with four bedrooms and a family bathroom to the first floor. The home sits on a regular shaped plot approaching 1/4 acre and, in our opinion, boasts scope to be extended and developed (STPP).





## Gardens and Grounds

The front garden is laid to a driveway which is suited to several vehicles and there is an area of kept lawn. To the left hand side of the home a pair of wooden double gates denote access to the rear garden and adjoining there is a detached tandem garage which benefits from a cloakroom with running water. The rear garden is entirely laid to a kept lawn and the boundaries are clearly denoted by a selection of closed panel fences.

## Location

Staplehill is a delightful, semi-rural location close to Wimborne town. 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: 1467 sq ft (136.3 sq m)

Heating: Gas fired heating (Vented) (installed 2017 serviced up to 2024)

Glazing: Double glazed

Parking: Driveway & tandem garage

Garden: East facing

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

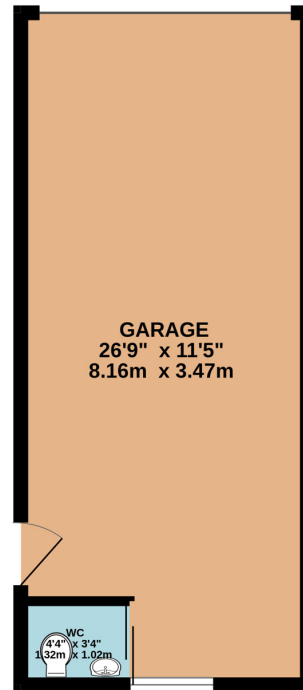
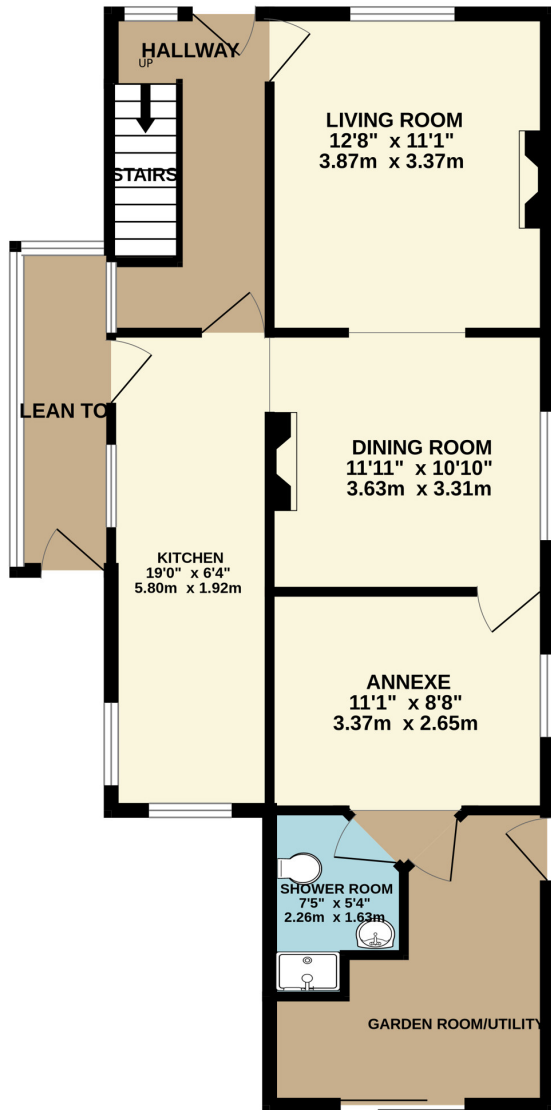
Local Authority: Dorset Council

Council Tax Band: D

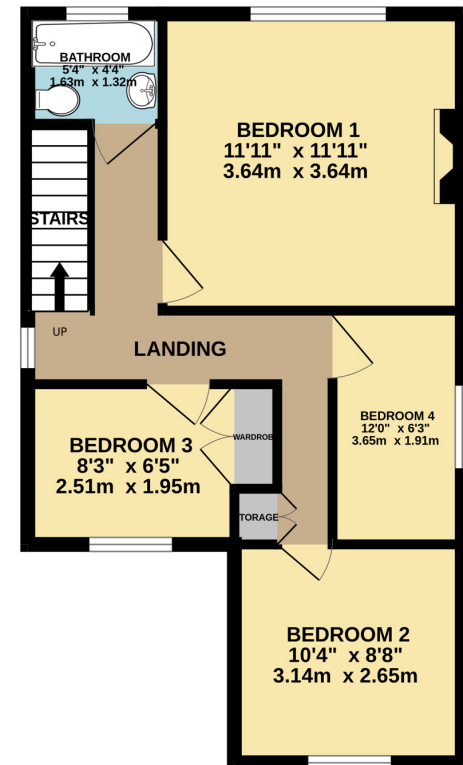




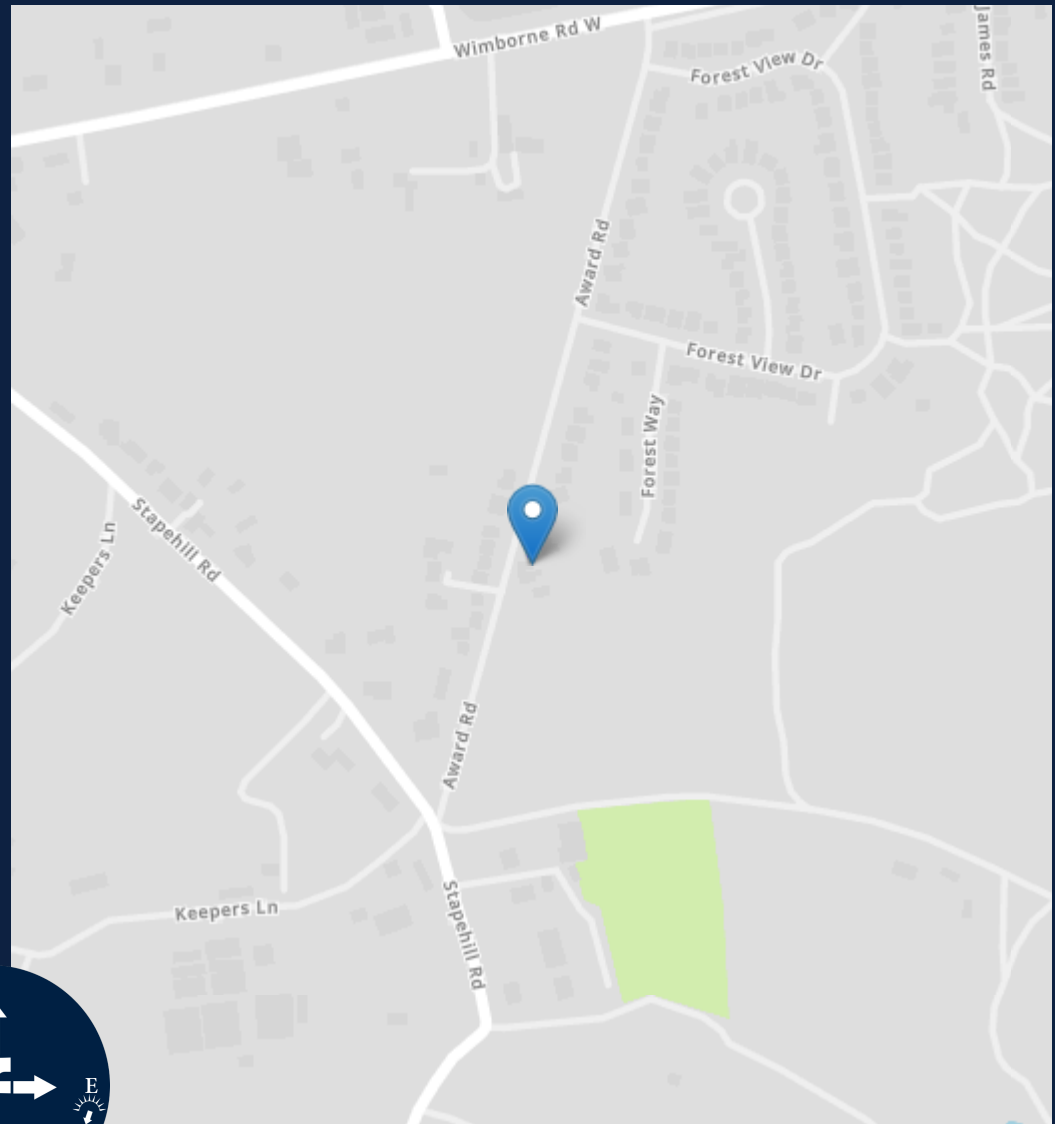
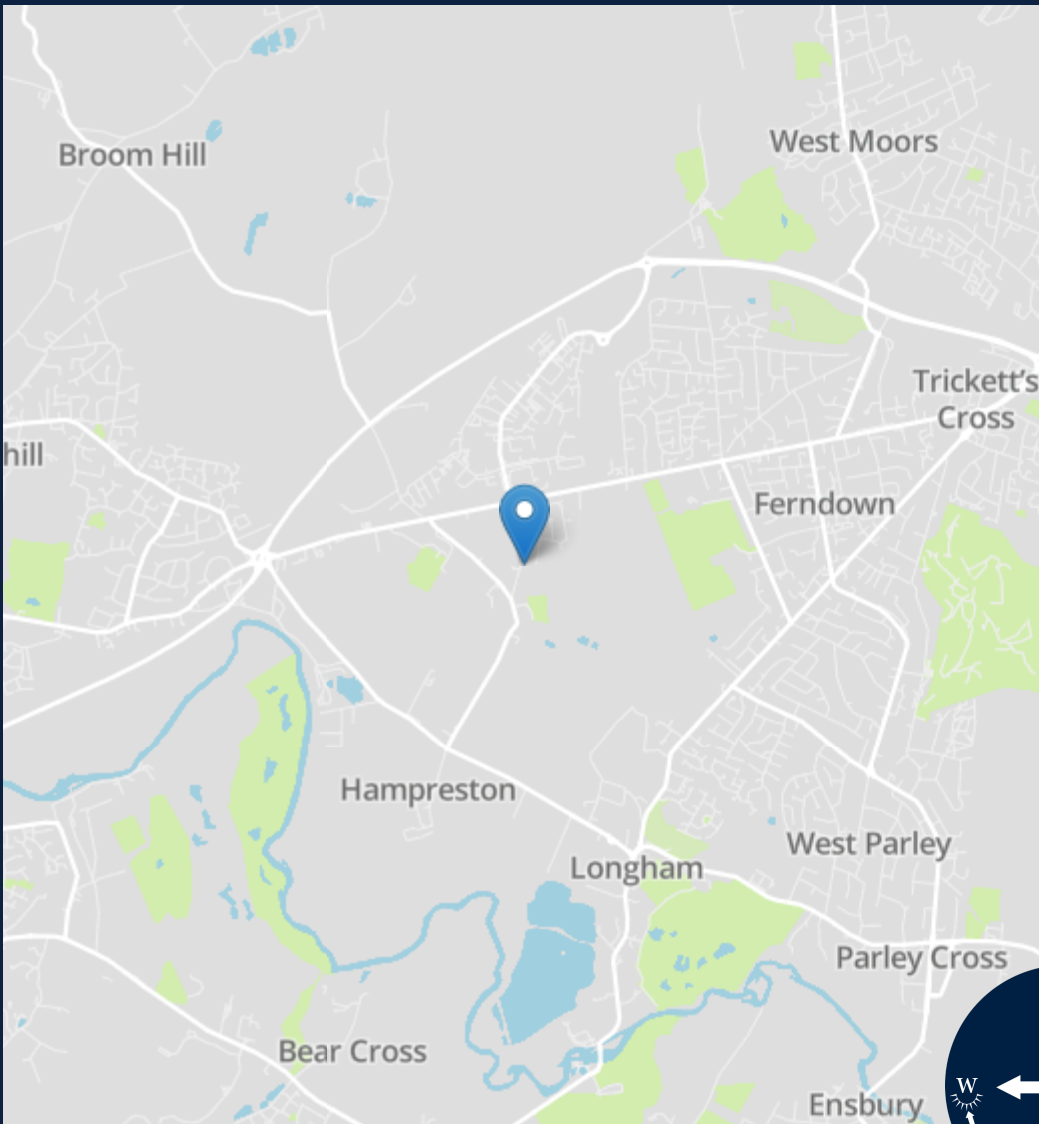
GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



FIRST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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>	82
(69-80) <b>C</b>	
(55-68) <b>D</b>	67
(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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