



*Asking Price*

**£635,000**

Freehold

NEW BOROUGH ROAD, WIMBORNE BH21 1RA







- ◆ TOWN CENTRE LOCATION
- ◆ FOUR DOUBLE BEDROOMS
- ◆ BESPOKE KITCHEN
- ◆ GAS FIRED HEATING & DOUBLE GLAZING
- ◆ IMMACULATELY PRESENTED
- ◆ ATTACHED GARAGE AND OFF ROAD PARKING
- ◆ GARDEN AND PATIO
- ◆ TWO SEPARATE FAMILY BATHROOM/SHOWER ROOMS
- ◆ LARGE SECTIONED AREA FOR OWN DEVELOPMENT
- ◆ SEPARATE UTILITY ROOM

An immaculately presented and renovated four double bedroom family home in the heart of Wimborne town centre, with garage, off road parking and garden.

## Property Description

The home is located within the town centre's Victorian quarter and has been renovated and refurbished to create a versatile and stylish family home. The hallway leads to a lounge with feature brick fireplace and wooden flooring and a hand-built bespoke kitchen/breakfast room that can easily be seen as the heart of the house. There are four double bedrooms, as well as two bathrooms with en-suite WC to the principal bedroom. With the fitted furnishings and sizeable garden, this home should not be overlooked by purchasers considering a town centre position.









## Gardens and Grounds

The front is laid to a slated driveway suited to several vehicles and there is a fully insulated garage attached to the house, which can be used as a hobby room or extra storage. There is a wooden lean-to attached to the back of the garage providing dry access straight into the back door of the home. The French doors of the kitchen open into the alfresco dining/barbeque area and a patio that spans the entire rear elevation. The driveway to the left hand side provides access to the rear garden, which has been landscaped to include raised flower/vegetable beds with gravelled surround, with one side of the garden enhanced with a wooden pergola. The the rear of the property is a sectioned piece of land behind the home currently being levelled providing an exciting opportunity for additional parking or development into a further garden area or a garage complex with parking (STPP).

## 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 dating back over 50 years 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. 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 - 1,755 sq ft (163.0 sq m)  
Heating - Gas fired  
Glazing - Double glazing  
Parking - Garage and driveway  
Main Services - gas, water, electric,  
drains, telephone  
Local authority - Dorset Council  
Council tax - Band D

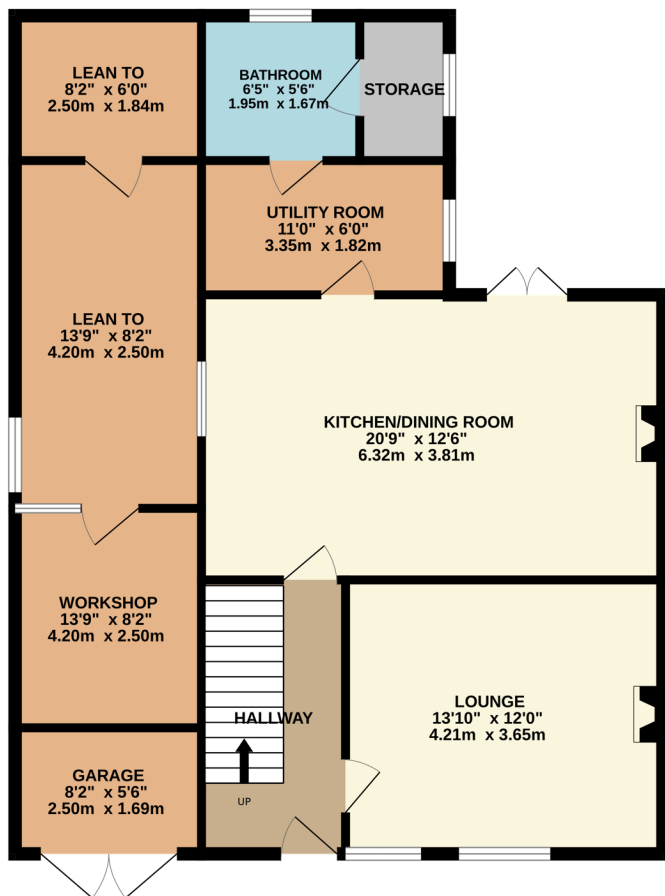




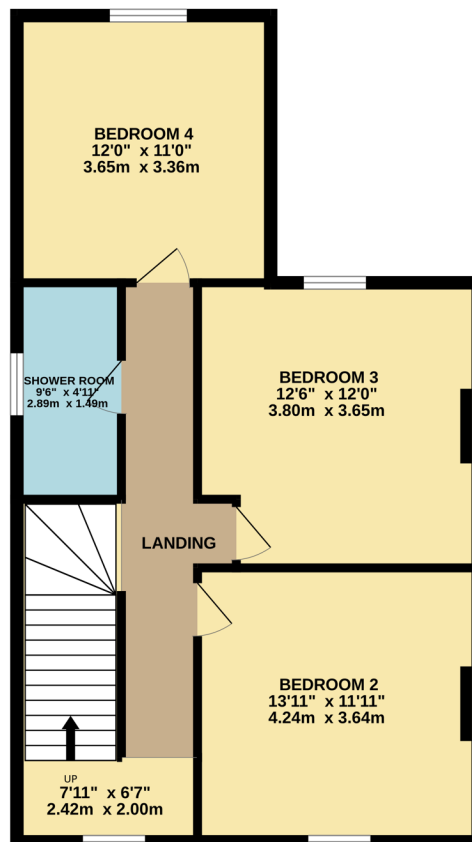




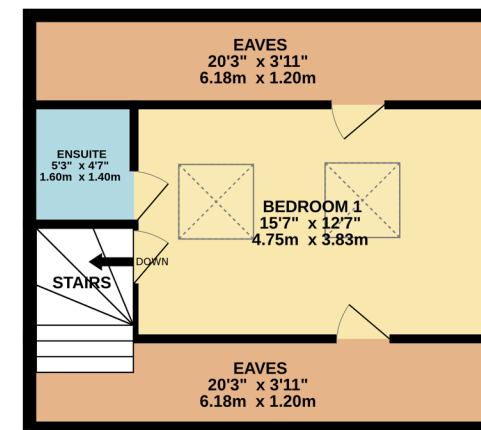
GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.

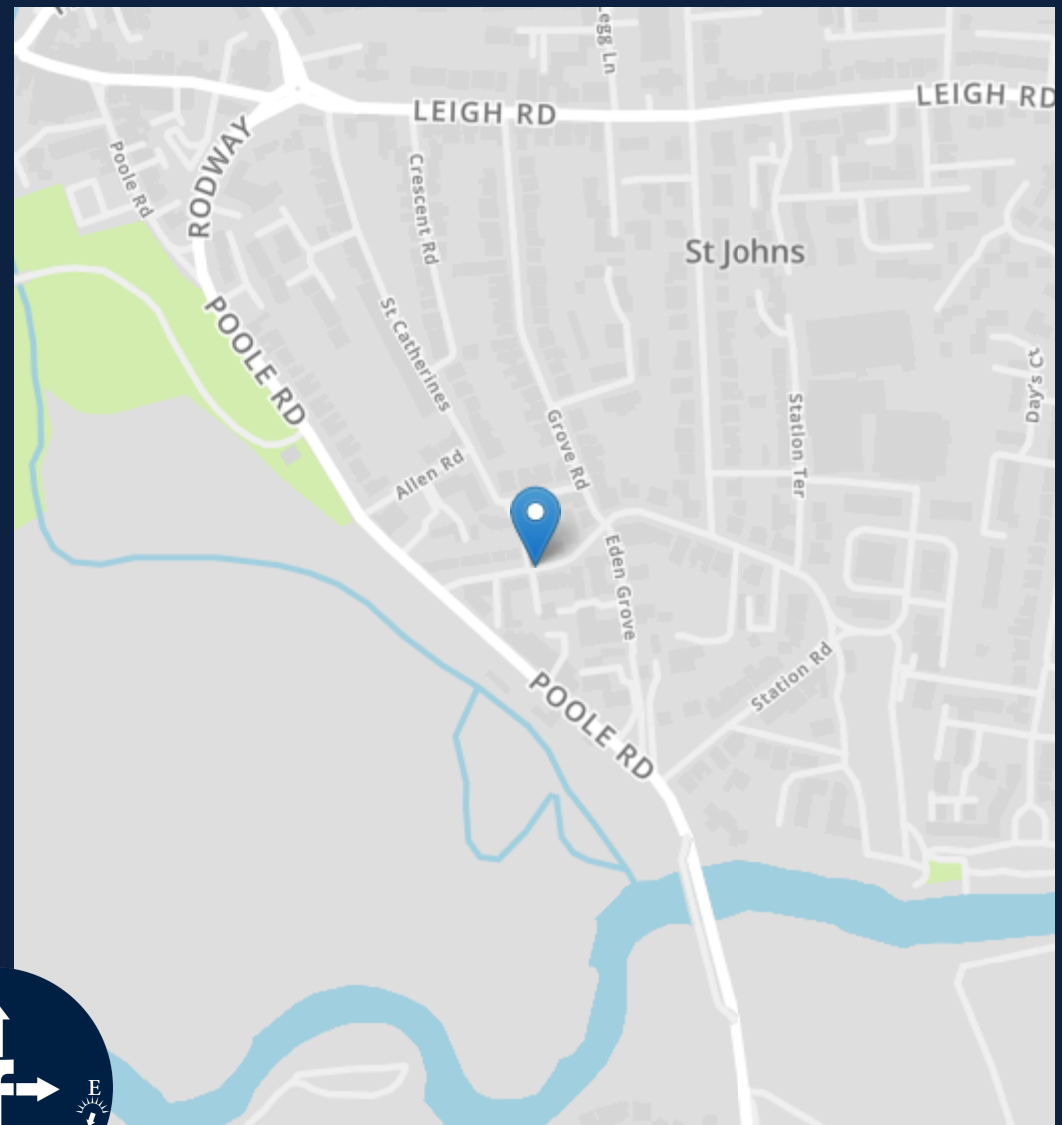
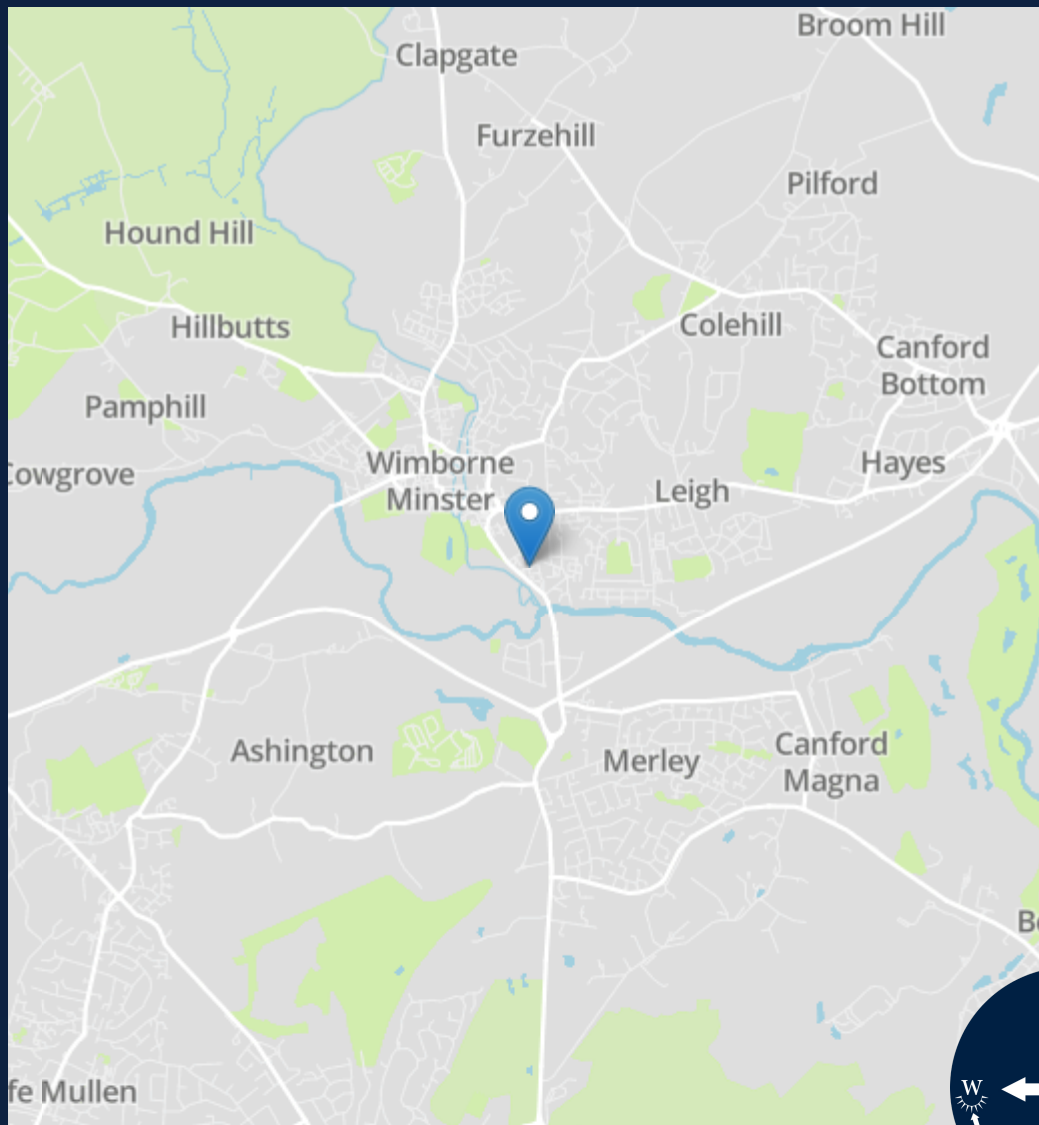


2ND FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1923 sq.ft. (178.7 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>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		51
(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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