



*Asking Price*

£425,000

Freehold

4 CRESCENT ROAD, WIMBORNE BH21 1BJ



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- ◆ VICTORIAN COTTAGE
- ◆ THREE DOUBLE BEDROOMS
- ◆ COMPLETELY REFURBISHED THROUGHOUT
- ◆ FEATURE VAULTED KITCHEN

A charming and quaint, three bedroom, Victorian-style cottage situated within easy reach of Wimborne Town Centre and boasting a secure rear garden with westerly aspect, as well as vaulted kitchen, which is the heart of the home.

## Property Description

Fox Paw Cottage has recently been completed by the current owners who transformed the home into this quaint and charming Victorian style cottage. The accommodation comprises a large open plan living space and kitchen on the ground floor with an adjacent room which could serve as either a bedroom or further living space. The kitchen has been built within a generous vaulted extension giving the room a distinct sense of space and there are four electrically operated Velux windows which provide a pleasant ambient light. The living area is focused around a wood burning stove and the kitchen features bi-fold doors onto the rear garden which spans the rear elevation. The first floor lays host to two double bedrooms and there is a fully-fitted family bathroom, all of which are centred around a generous hallway. The property also benefits from gas fired heating and would make a good second home as well as a possible investment property.

## Gardens and Grounds

The rear garden has a westerly orientation is primarily laid out to hard standing, giving it a courtyard feel. There is outside power and lighting and a recess adjacent to the kitchen, ideal for furniture storage.

## 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: 958 sq ft (89.0 sq m)

Heating: Gas fired (Combi boiler 2 yrs old)

Glazing: Double glazed

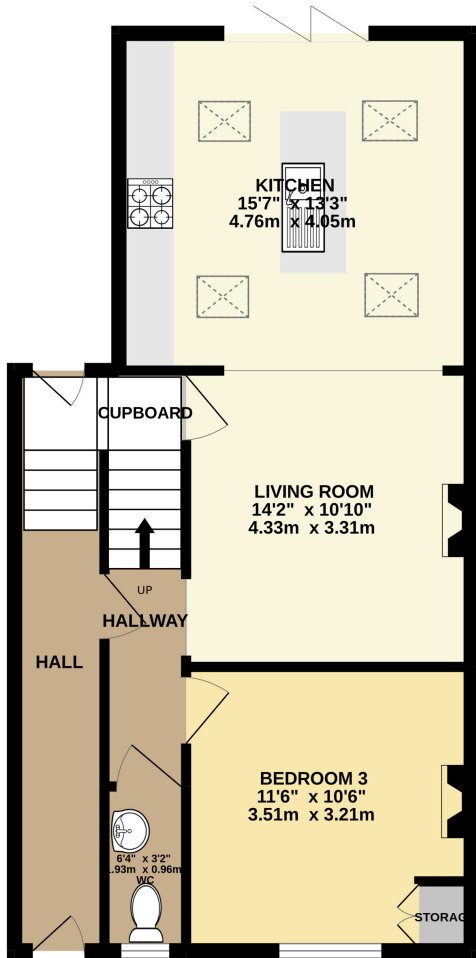
Parking: N/A

Garden: West facing

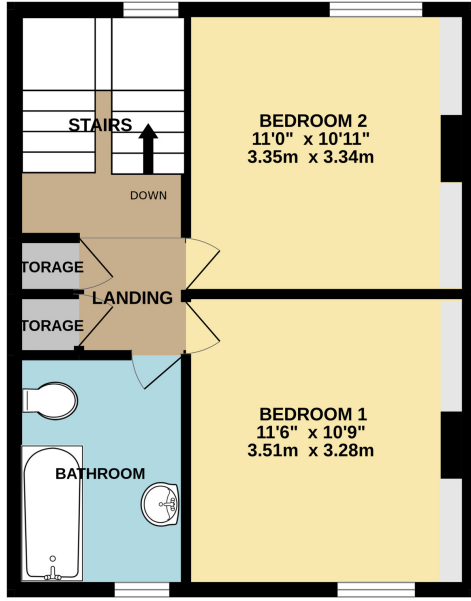
Main Services: Gas, electric, water, drains, telephone

Council Tax Band: C

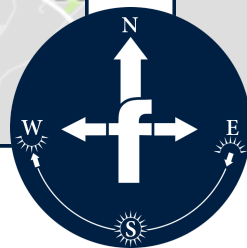
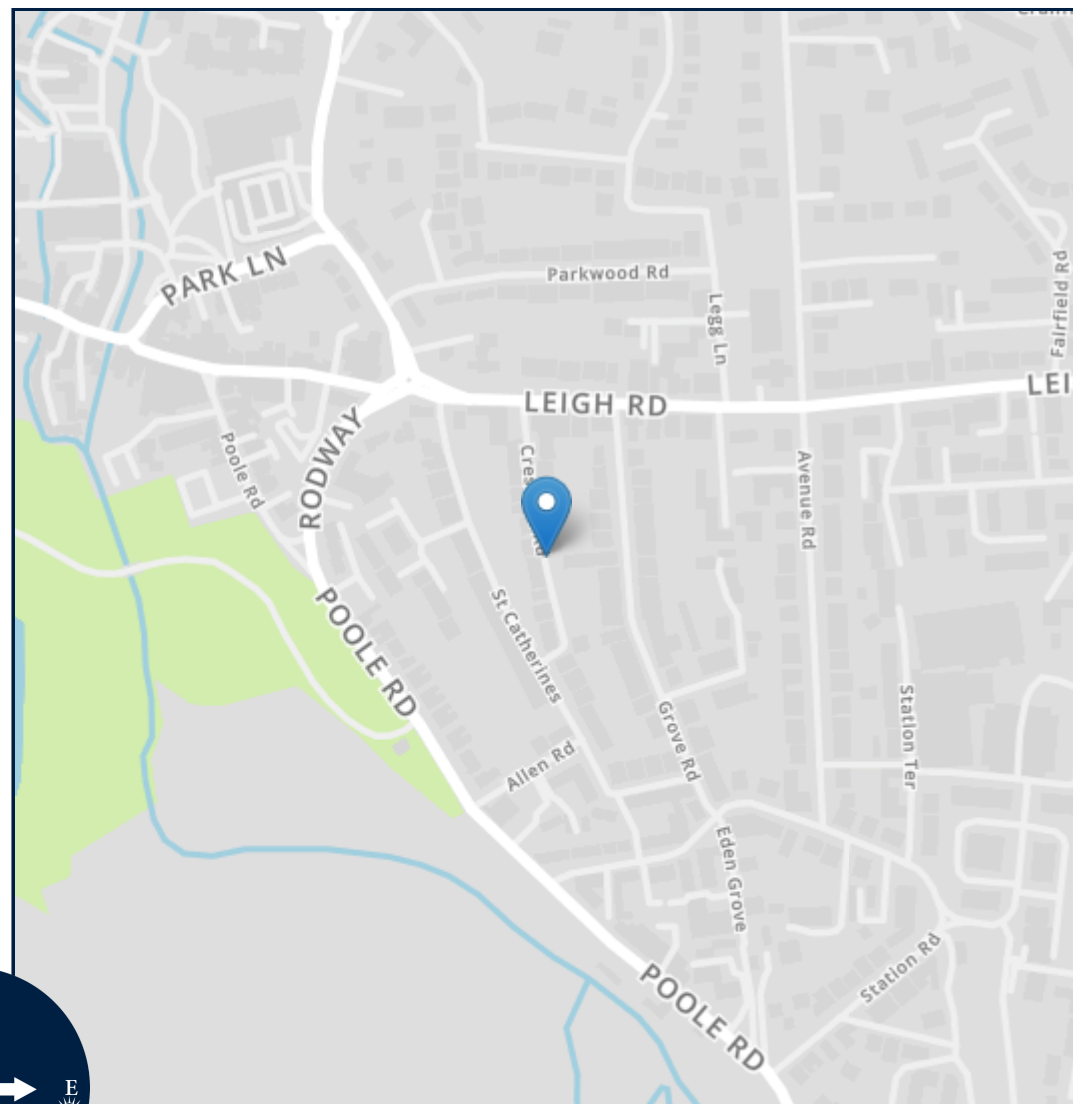
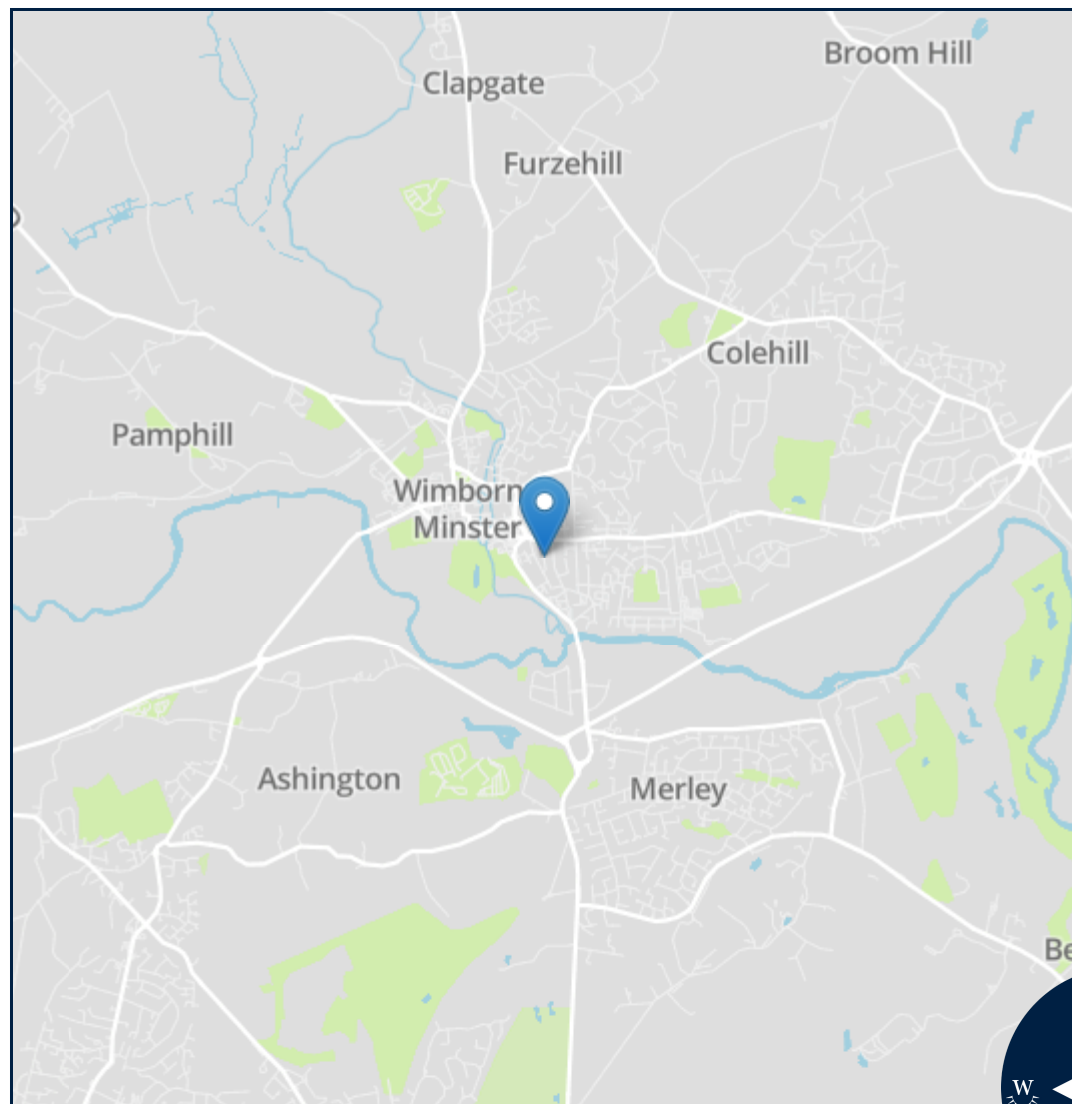
GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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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12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000