



RODWAY, WIMBORNE BH21 1AD

Asking Price  
£300,000  
fisks

Freehold



2



2



1



1



1

- ◆ WALKING DISTANCE OF TOWN CENTRE
- ◆ 2 BEDROOMS
- ◆ CONSERVATORY
- ◆ CHARACTER COTTAGE

A charming, Victorian 2 bedroom end of terrace cottage with off road parking and attractive cottage gardens, set in a convenient location at the edge of Wimborne town centre, and within a short walk of many amenities.

## Property Description

Built in 1890, Leigh Cottage is presented in good decorative order and benefits from gas central heating (the boiler for which was replaced in 2017) and the majority of the windows are UPVC double glazed. There is a 25-year damp guarantee. An enclosed entrance porch leads to a sitting/dining room with a brick open fireplace and windows to 2 aspects. Beyond this is the kitchen, which has fitted units, appliance space and a door to a rear conservatory which looks onto the delightful courtyard garden with new wood-built shed. An open plan staircase from the sitting room leads to the first floor landing. Bedroom 1 has a built-in airing cupboard. Bedroom 2 has a rear aspect, and there is a bathroom.

## Gardens and Grounds

Leigh Cottage has allocated parking in the car park at the end of the terrace. A wrought iron pedestrian gate leads to the walled front garden which has crazy paving interspersed with shrubs. The private, enclosed rear garden has a large timber shed, terracing and shrubs.

## 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. 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 - 609 sq ft (56.6 sq m)

Heating - Gas fired

Glazing - Single and double glazed

Garden - Front and rear

Parking - Allocated parking space

Main Services - Gas, water, electric, drains

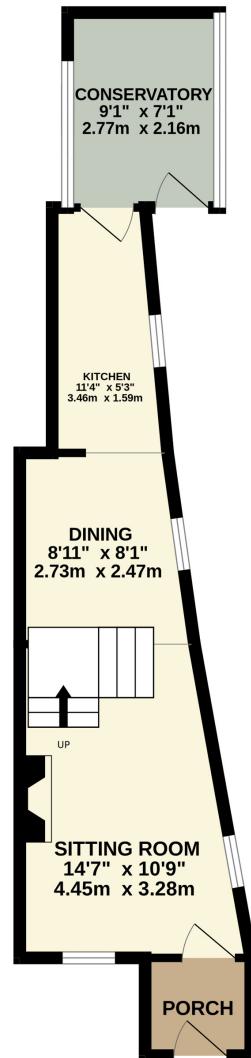
Broadband up to - Std 17, Fibre 76 Mbps

Local authority - Dorset Council

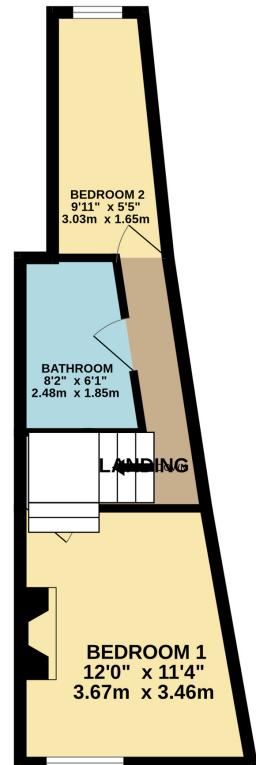
Council tax - Band C



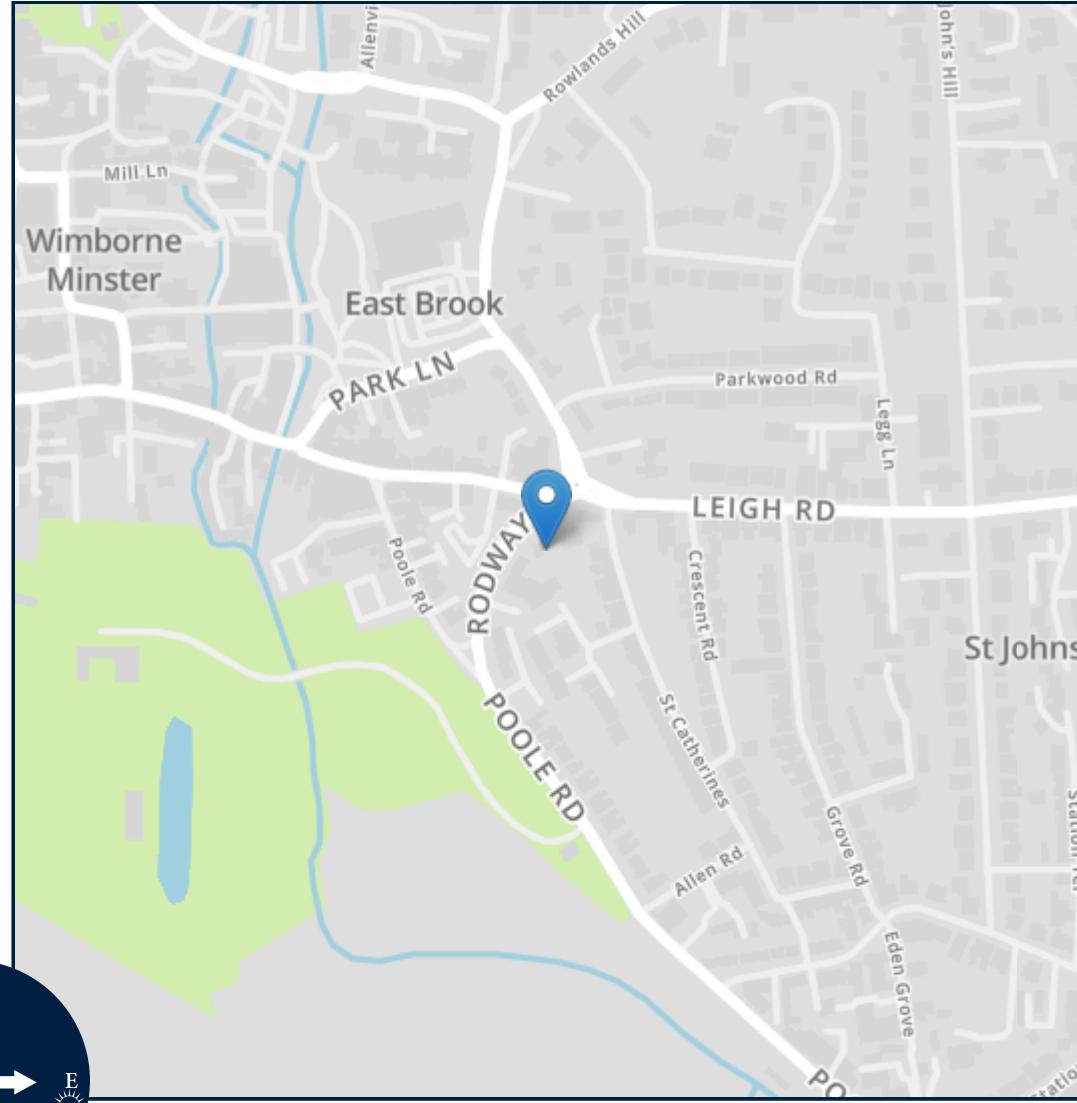
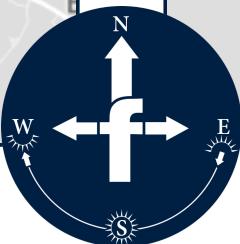
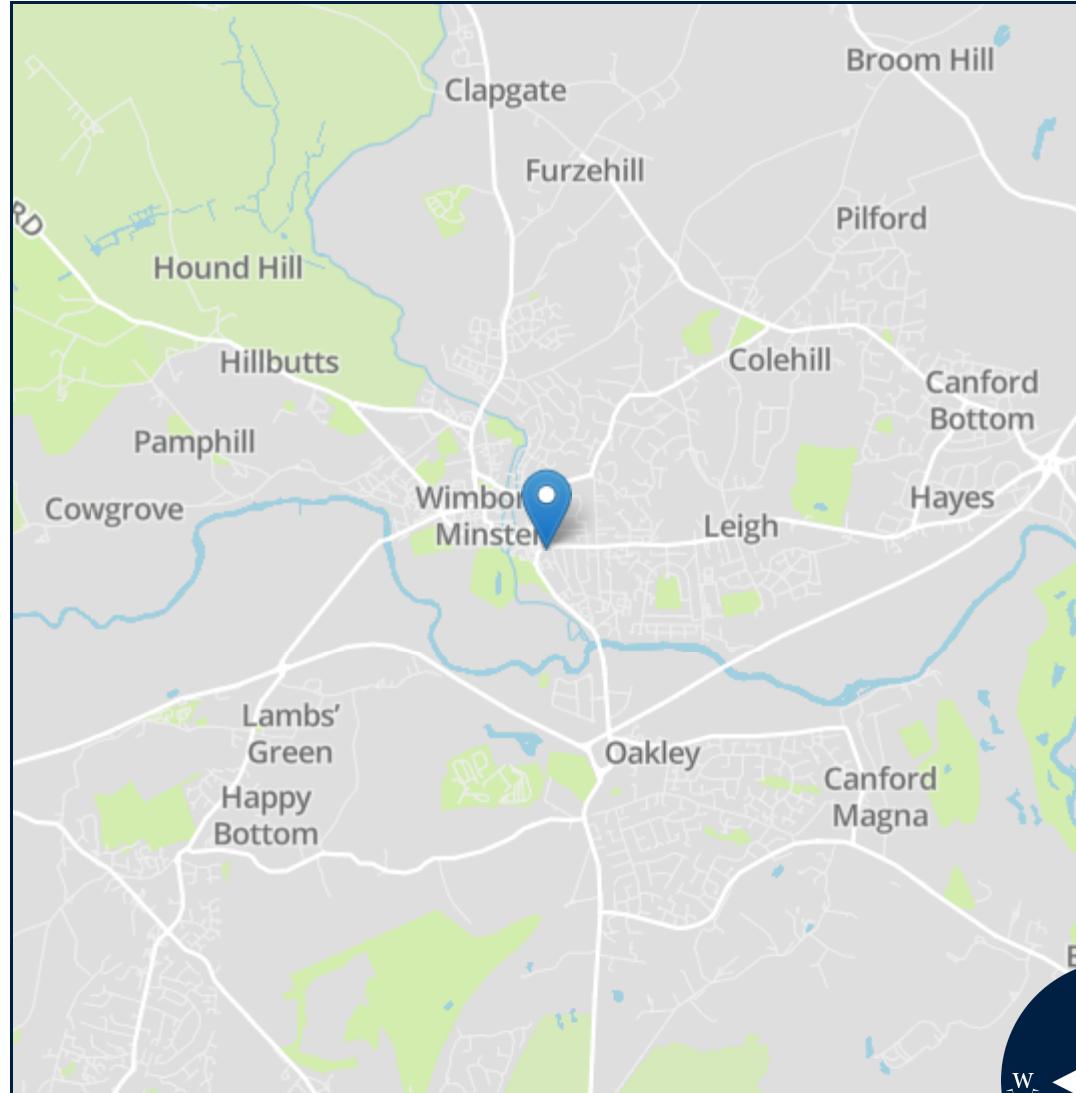
GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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