



*Asking Price*

**£630,000**

SOPWITH CRESCENT, WIMBORNE BH21 1SW

Freehold



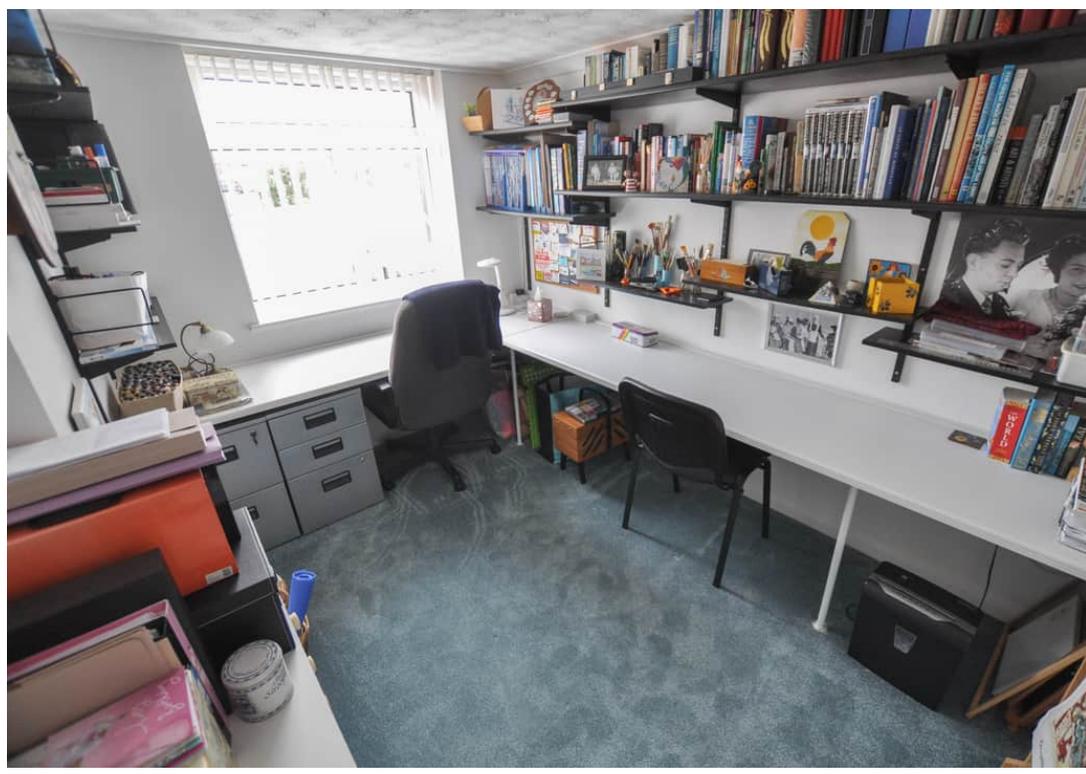
- ◆ DETACHED FOUR BEDROOM HOUSE
- ◆ FOUR DOUBLE BEDROOMS
- ◆ CUL DE SAC LOCATION
- ◆ TWO SINGLE GARAGES
- ◆ GENEROUS PLOT
- ◆ SCOPE TO EXTEND (STPP)
- ◆ PURPOSE BUILT CONSERVATORY
- ◆ SOLE AGENTS

A well proportioned, four bedroom, detached family home at the head of quiet cul du sac boasting a generous plot, two single garages, purpose built conservatory and scope to be extended further (STPP).

### Property Description

The property sits at the head of this quiet residential cul du sac, close to the northern edge of Merley, which is within easy reach of Wimborne town centre. The accommodation comprises a double aspect lounge with wood burner, dining room, with doors to the purpose-built conservatory with remote control light and fan, modern fitted kitchen with quartz worktops and double ceramic sink and NEFF appliances and induction hob and gas rings, plus pantry store. There is a study, shower room with rain shower over and utility room on the ground floor, with four double bedrooms and a family bathroom on the first floor. The property has been double glazed throughout and boasts an unvented, pressurised hot water and heating system.





## Gardens and Grounds

The front garden has a tarmacadam driveway suited to several vehicles and this extends across the front elevation giving access both of the attached, independent, single garages which have electrically operated roller shutter style doors. The front garden is well stocked and laid to a kept lawn which extends around the right hand side of the property. The rear garden widens as you approach the rear boundary and is predominantly laid to a kept lawn, and there is a paved patio area adjoining the rear elevation which is ideal for alfresco entertaining. The garden also has a greenhouse and pond and vegetable and herb boxes, plus a log store.

## 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: 1804 sq ft (167.6 sq m)

Heating: Gas fired (pressurised) serviced regularly

Glazing: Double glazed

Loft: No ladder or light.

Parking: 2 single garages

Garden: North facing

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

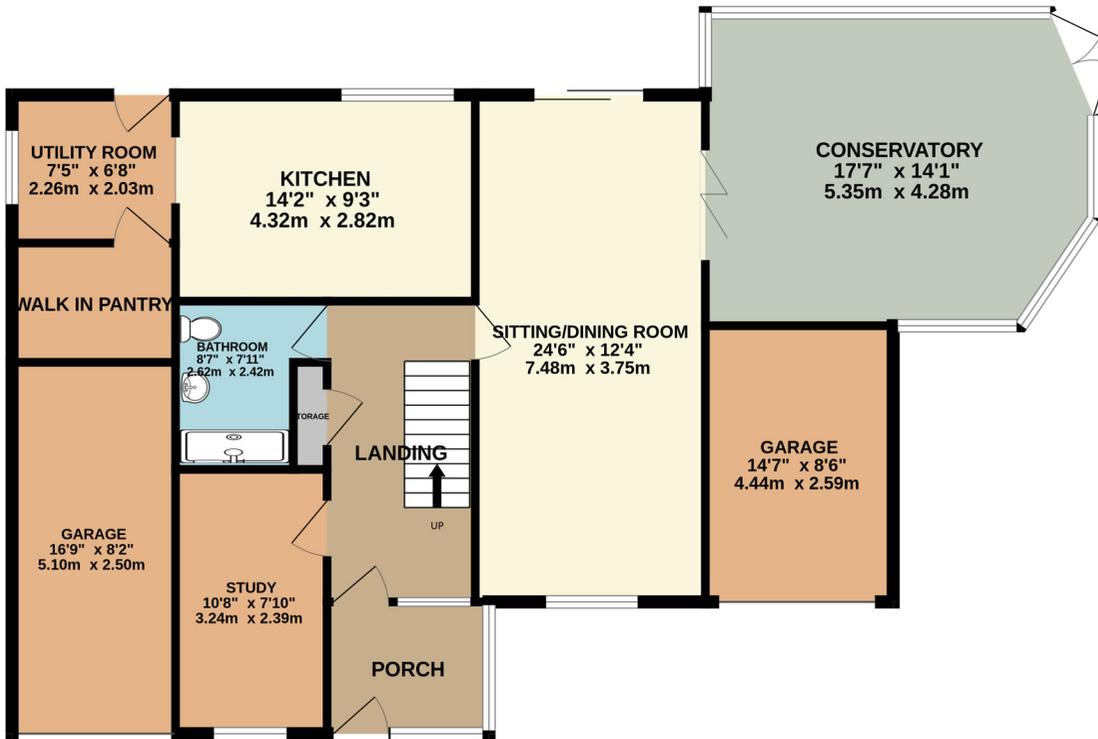
Local Authority: BCP Council

Council Tax Band: E

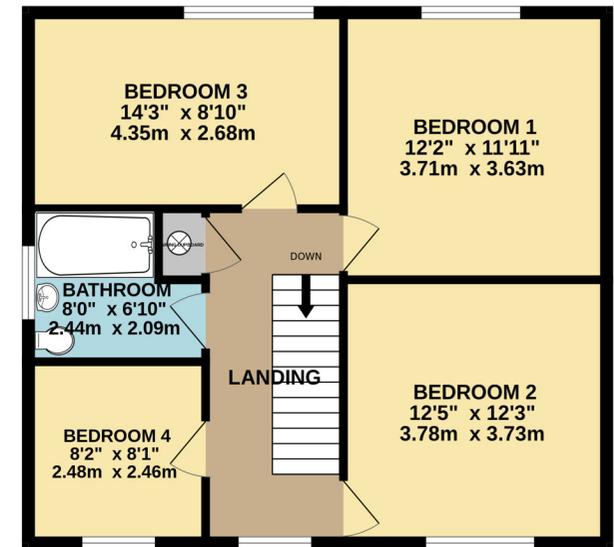




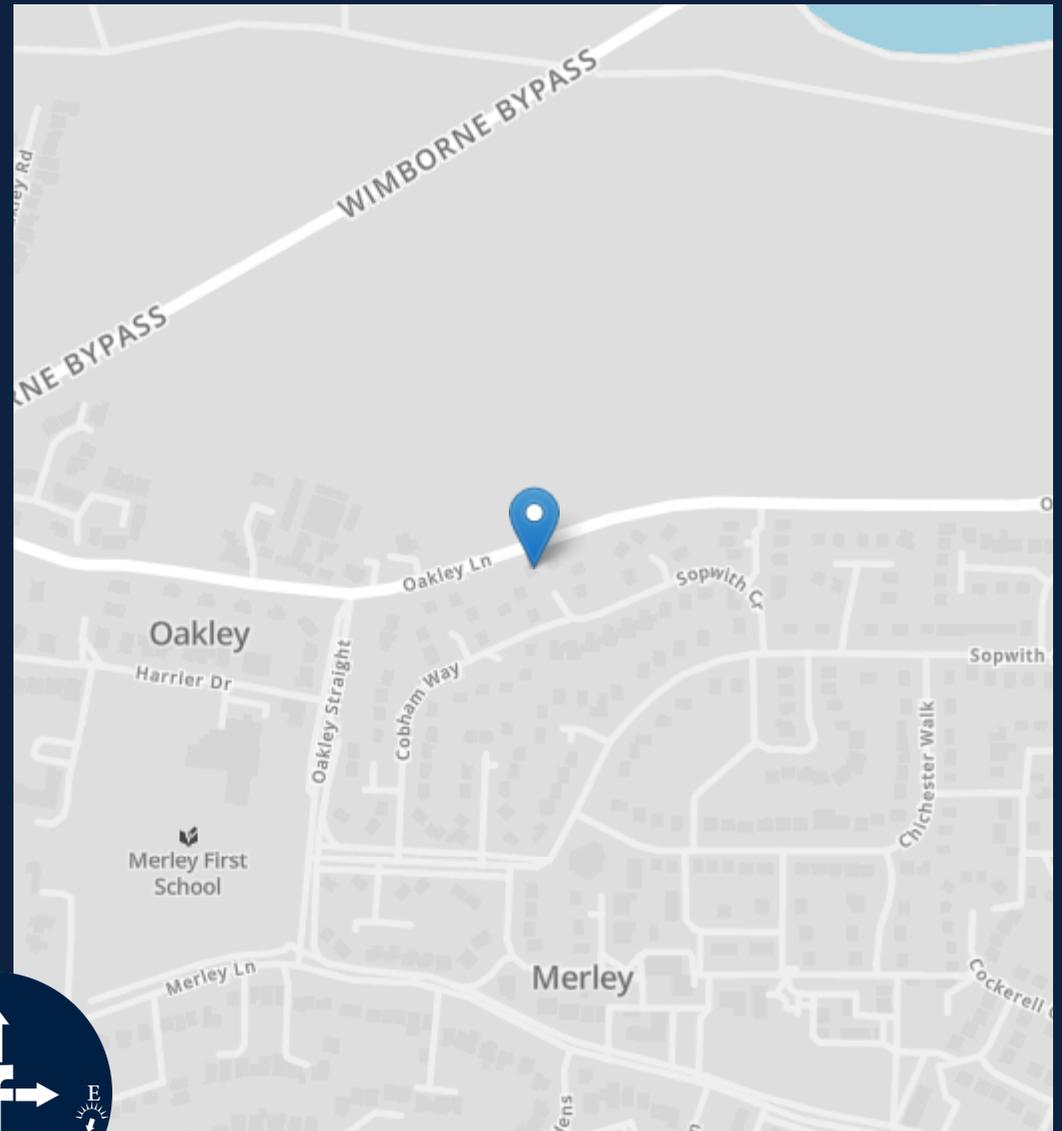
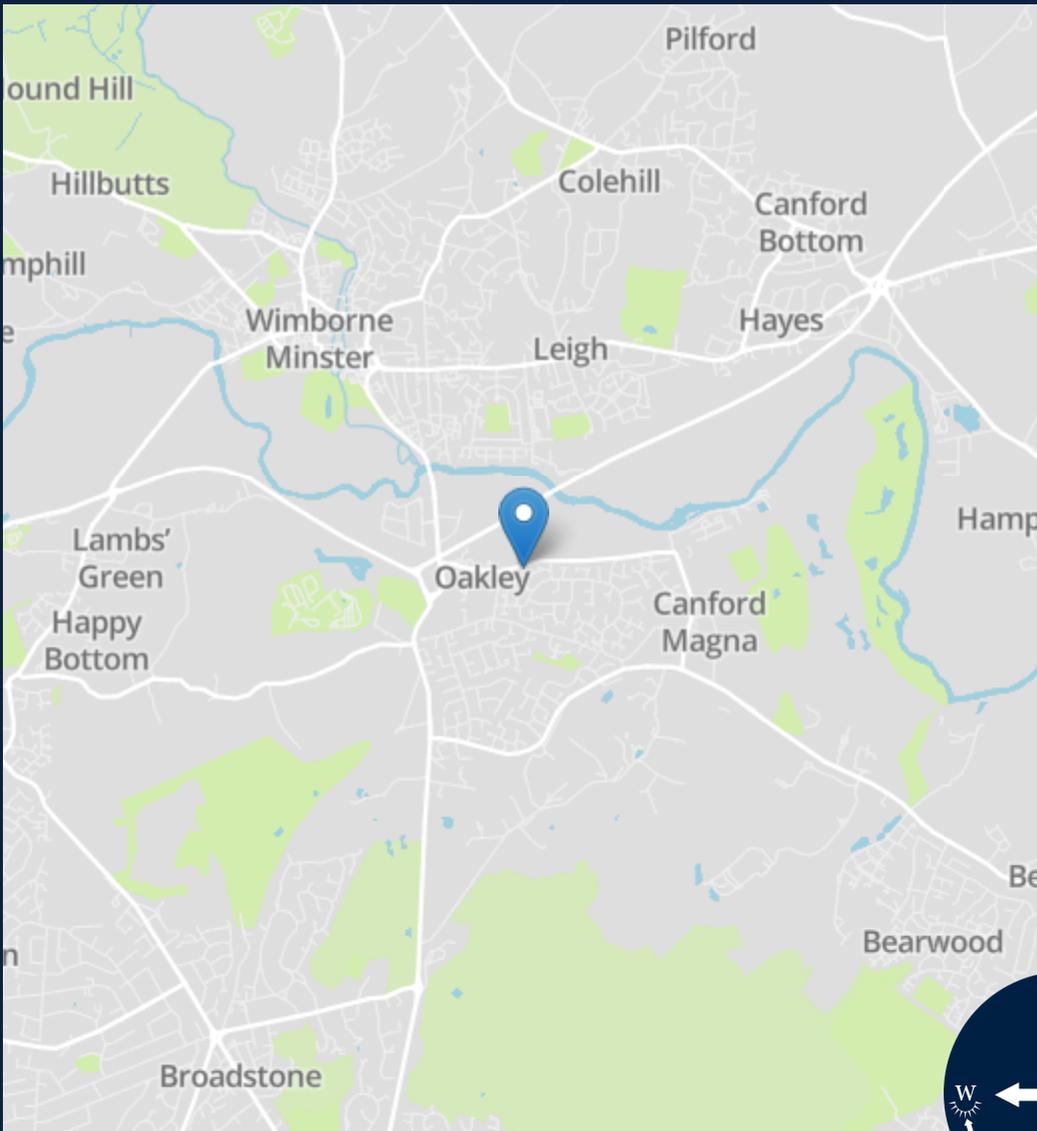
GROUND FLOOR  
1181 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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	
A (92+)	
B (81-91)	87
C (69-80)	78
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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