



Montacute Way

Wimborne, Dorset, BH21 1TZ

SPENCERS  
NEW FOREST







## The Property

An excellent opportunity to purchase a spacious and bright four bedroom detached home, which has been extended to provide generous accommodation. Located in a quiet cul-de-sac position, this lovely home is situated in a sought-after location, and is well maintained throughout. Offered to the market for the first time in over 20 years this pleasant family home is recommended to be viewed to appreciate all on offer and is offered with NO FORWARD CHAIN.

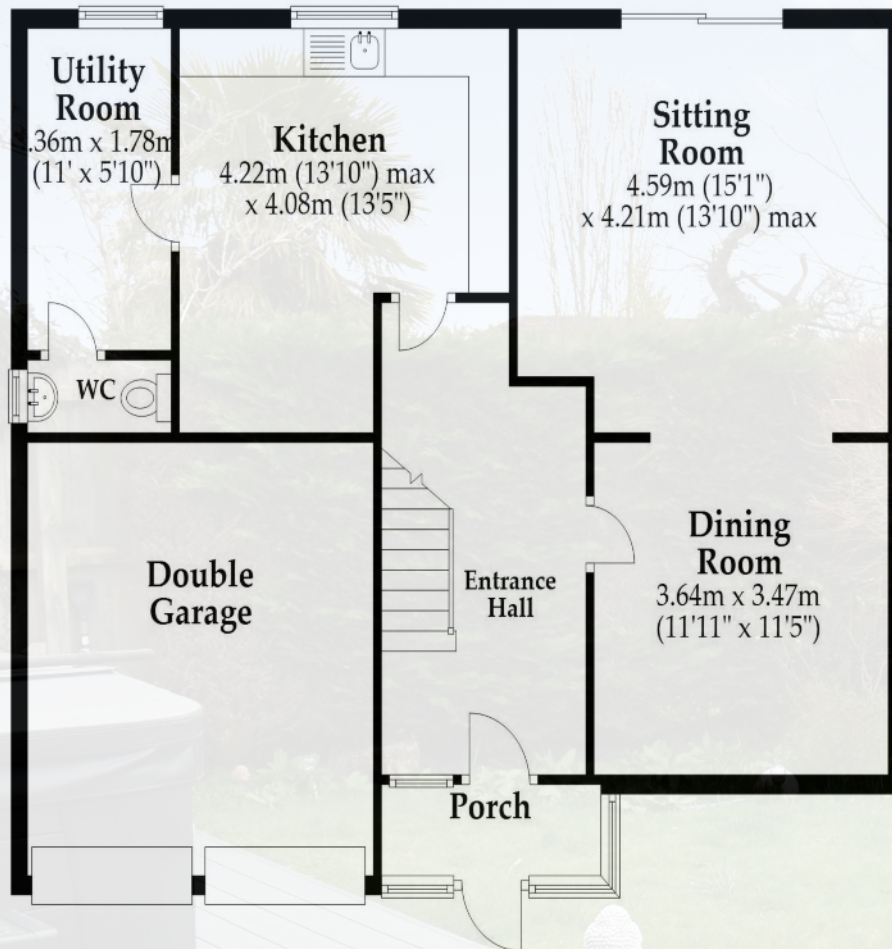
- Entrance porch leading to a spacious and welcoming entrance hall
- Spacious and bright dining room which flows effortlessly through to a large living room which in turn leads out onto the private and enclosed rear garden
- A substantial kitchen presented in fine order, consisting of a range of built in base, wall and drawer units, with ample work top surfaces over. Built in appliances include an integral double oven, and gas hob over with extractor fan and an integrated refrigerator. Room for table and chairs, making an ideal breakfast space
- Utility room, with additional sink, and providing side access
- Separate WC
- First floor accommodation with a generous size landing area, which has been utilised as an office/study area
- Four spacious double bedrooms, three of which benefit from fitted wardrobes
- An en suite, with shower cubicle, which is accessed from two of the bedrooms
- A modernised and large family bathroom including a bath
- Double garage, power supply and light



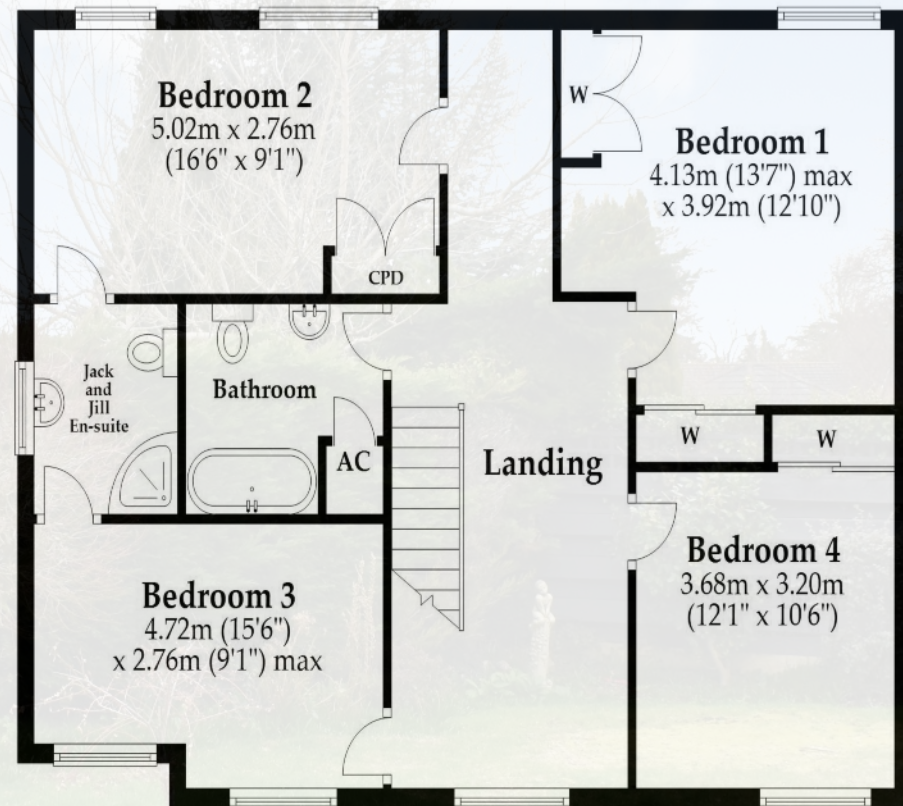
## FLOOR PLAN

Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

### Ground Floor



### First Floor



This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







## Services

Energy Performance Rating: C Current: 69 Potential: 81  
Council Tax Band: E  
Available download speeds of 1000 Mbps (Ultrafast) (Ofcom)  
All Mains Connected

## Directions

From Ringwood, proceed on the A31, following signs for Wimborne. Continue before turning left at the Merley roundabout onto the A349. Proceed through Gravel Hill before turning left onto the A341, take a left into Montacute Way. Follow the signs for Number 44.



## Situation

The Medieval town of Wimborne has an excellent centre with the square which is surrounded by a variety of shops, cafés, restaurants, and public houses. There are two major supermarkets being Waitrose and Co-op. The local and nearby schools offer excellent and quality schooling for all ages, these include first and middle schools, both state and grammar schools and preparatory schools at Dumpton and Castle court. There is easy access to the coastal town of Poole which has a direct mainline route to London Waterloo.





## Grounds & Gardens

- Enclosed and private rear garden
- Pleasant grounds, consisting of a large patio area and a well-maintained lawn
- A large driveway leading to a double garage, which has power and lighting
- Front lawn area, looking out onto the quiet cul-de-sac

## The Local Area

As the crow flies...

Canford School	1.7 miles
Dumpton School	3.3 miles
Wimborne Minster	2.1 miles
Merley First School	0.9 miles
Willett Arms Pub	1.1 miles
Sandbanks Beach	8.1 miles
Broadstone Golf Club	2.6 miles

## Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Wimborne Minster





For more information or to arrange a viewing please contact us:

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