



Asking Price

£595,000

Freehold

BURTS HILL, WIMBORNE, DORSET BH21 1NS



- ◆ SEMI-DETACHED HOUSE
- ◆ FOUR BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ OFF ROAD PARKING
- ◆ GAS FIRED HEATING
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ EN-SUITE FACILITY
- ◆ SOLE AGENTS

A generous, four bedroom, semi-detached, family home originally apart of Walford Farm and situated within the heart of Wimborne boasting a generous rear garden, en-suite shower room, off road parking and being offered with no forward chain. Sole Agents.

Property Details

Walford Farm sat on the fringes of Wimborne town centre and this particular property was originally a cottage apart of that holding. It has since been passed down through the family and this is the first time it has come to the open market. The home occupies a generous plot with an elevated position which gives a natural sense of privacy. The accommodation has been extended within the last two decades and comprises of a kitchen, dining room, rear aspect living room, cloakroom and utility room to the ground floor, three bedrooms and family bathroom to the first floor and a master bedroom with en-suite to the second floor. The living room is partly vaulted and spans the rear elevation enjoying views across the rear garden and features a wood burning stove. The property has been entirely double glazed and benefits from gas fired heating.





Garden and Grounds

The front garden is primarily laid to a brick paved driveway which is suited to several vehicles and there is a small area of lawn. A pedestrian pathway leads to the left hand side of the property and in turn provides access to the rear garden. The rear garden has been carefully planned with a patio area that spans the rear elevation, ideal for alfresco dining and there is a purpose built pad for housing a spa. Steps lead up to a kept lawn which extends to the rear boundary and is well stocked with a variety of planted borders and beds. Towards the rear boundary there is a wood built summer house and furthermore there is corrugated metal shed and the boundaries are clearly denoted by a selection of mature hedges and closed panel fencing.

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: 1602sq ft (148.8sq. m)

Heating: Gas fired heating (combi boiler)

Glazing: Double glazed throughout

Parking: Drive parking for three cars.

Garden: Enclosed rear garden

Main Services - gas, water, electric, drains

Local Authority - Dorset Council

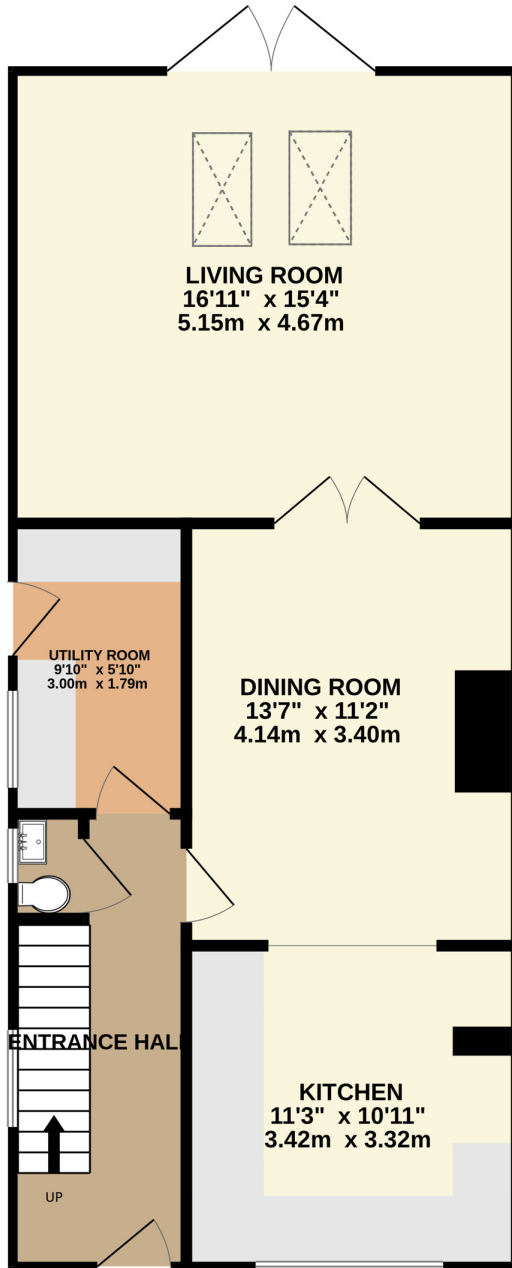
Council Tax - Band C

Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

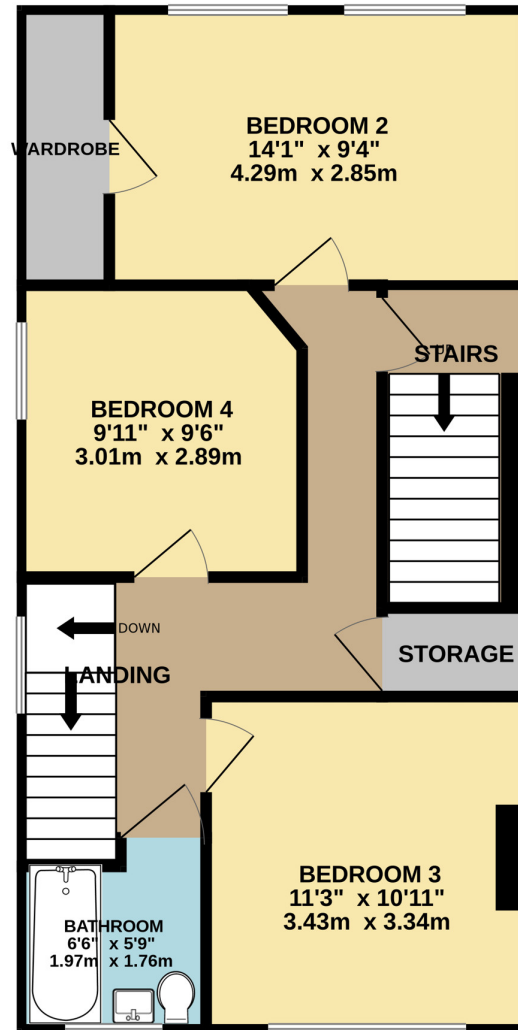




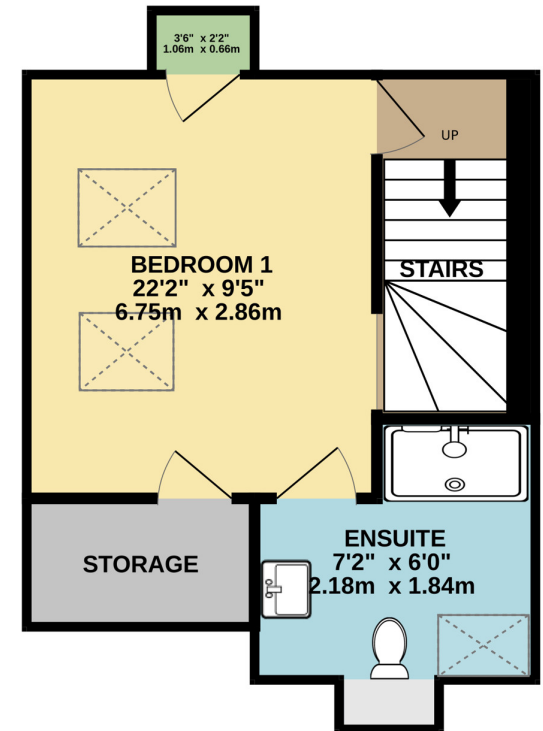
GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



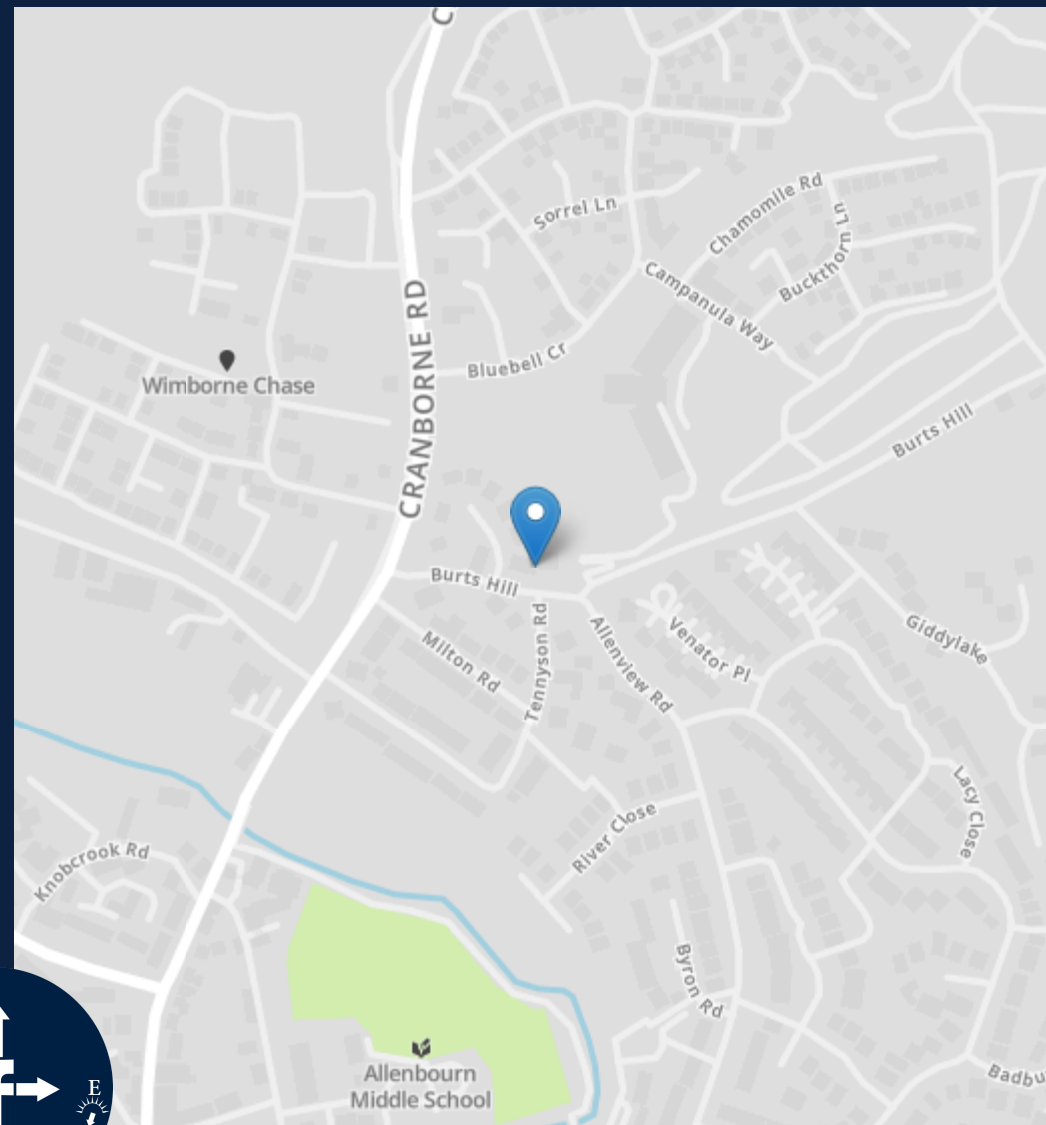
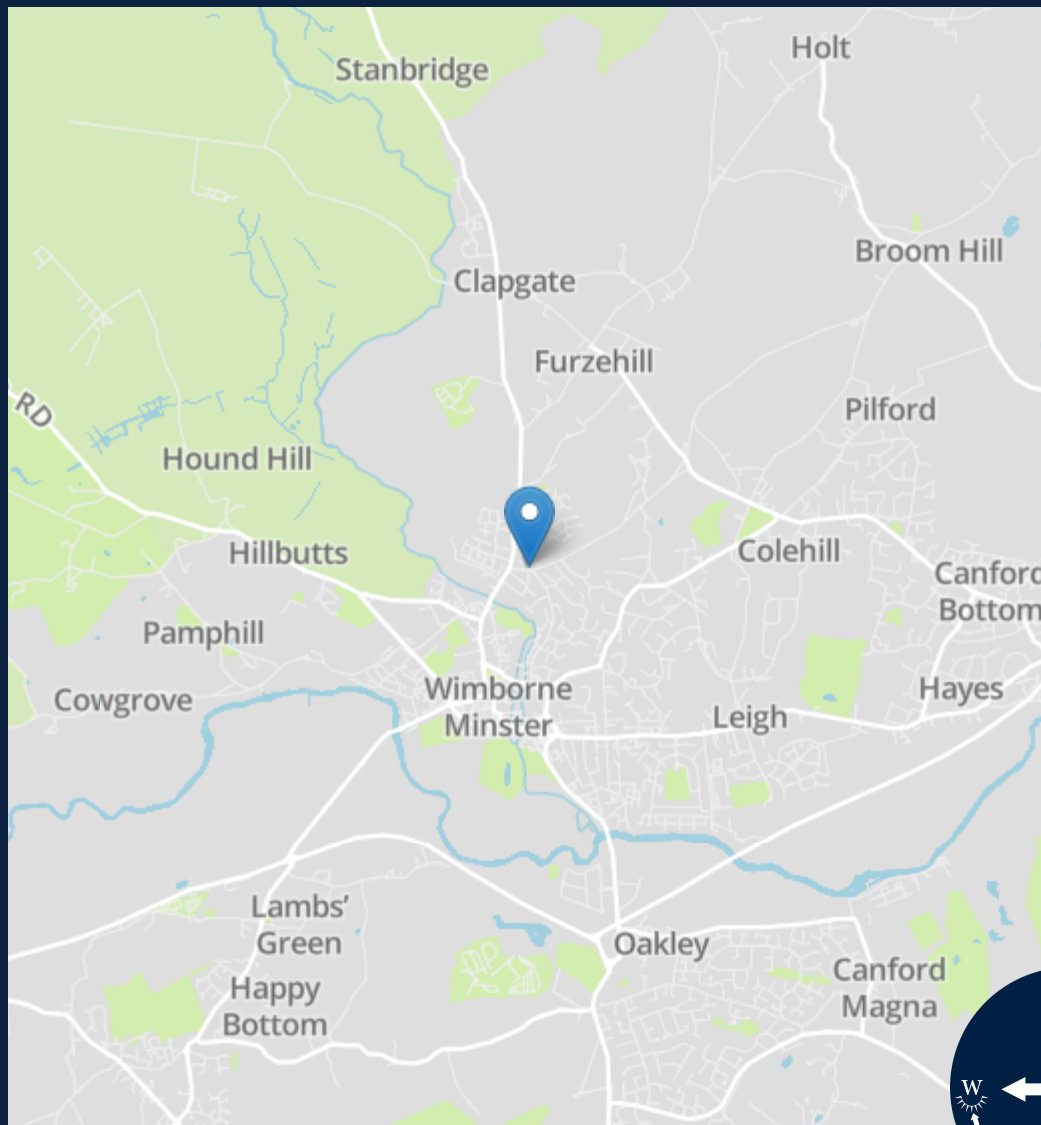
1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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