



Asking Price

£550,000

EGDON DRIVE, WIMBORNE, DORSET BH21 1TY

Freehold



- ◆ **FOUR BEDROOM DETACHED FAMILY HOME**
- ◆ **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**
- ◆ **INTEGRAL DOUBLE GARAGE**
- ◆ **ENCLOSED REAR GARDEN**
- ◆ **DOUBLE GLAZED & GAS FIRED HEATING**

A well-presented four-bedroom detached family home, occupying an elevated position at the end of a quiet cul-de-sac with driveway parking for multiple vehicles, integral double garage and enclosed rear garden.

Property Description

Egdon Drive is a quiet residential cul-de-sac within the sought-after area of Merley, on the outskirts of Wimborne. Merley itself offers a convenient access to local shops, a doctor's surgery, and well-regarded schooling, while Wimborne town centre, Poole, and Bournemouth are all within easy reach via nearby road links and regular bus services.

Positioned in an elevated spot within the road, this home welcomes you with a raised, verandah featuring a wrought iron balustrade and a covered entrance porch that leads into a spacious reception hall, which benefits from oak flooring. The ground floor comprises a modern cloakroom, a study, and a bright through lounge/dining room with laminate flooring and access onto the rear garden. The kitchen boasts a contemporary design and offers a selection of base and eye level units, with solid oak worktops, a peninsula unit, and a range of integrated appliances. An adjoining conservatory with French doors creates a seamless open-plan feel and direct access to the garden, while the separate utility room provides space for appliances, including an American-style fridge/freezer.

Upstairs, there are four double bedrooms, with the principal bedroom benefitting from in-built storage. The remaining three bedrooms offer versatile accommodation, complemented by modern family bathroom/shower room with fully tiled walls and floors and a corner shower cubicle.





Garden and Grounds

Externally, the home features an integral double garage with a fitted electric door, lighting, power points, and the central heating boiler. The driveway provides ample parking with additional space for a boat or caravan. A side gate gives access to the enclosed south-facing rear garden, which is neatly maintained with a central lawn, raised flower and shrub beds, and a decked area. Additional storage is available to the side of the property.

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: Approx 1512 sq ft (140.5 sq m)
Heating: Gas fired heating
Glazing: Double glazed
Parking: Driveway parking for multiple vehicles
Garden: Enclosed rear garden
Main Services: Gas, electric, water and drains
Local Authority: BCP Council
Council Tax: Band E
Additional Information:

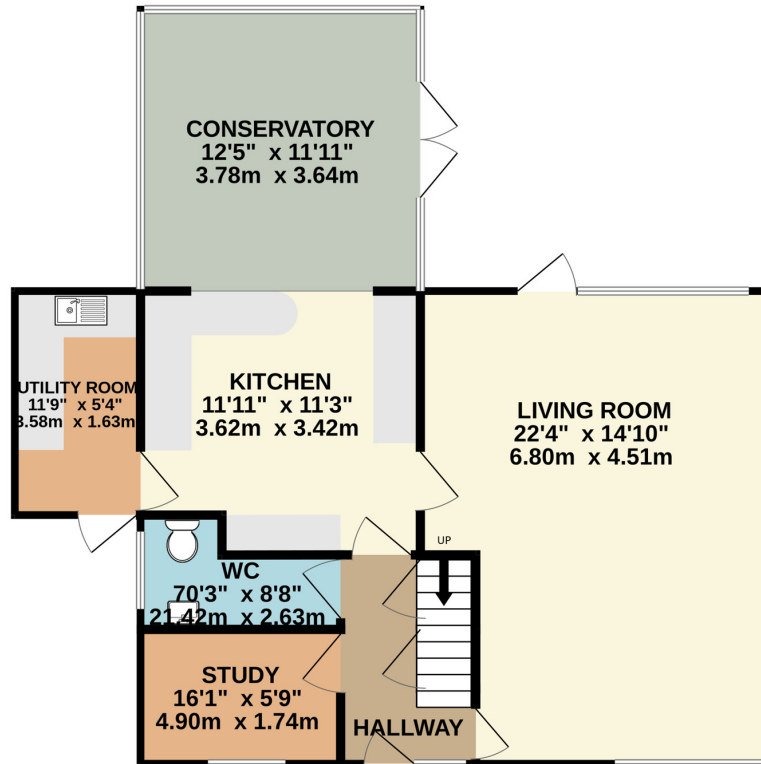
For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

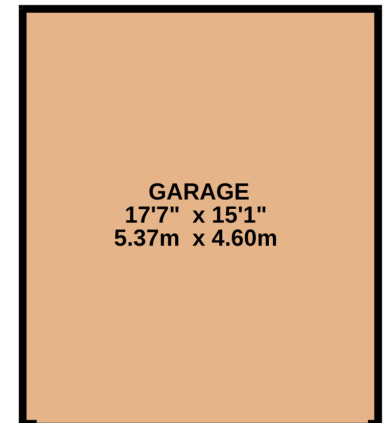
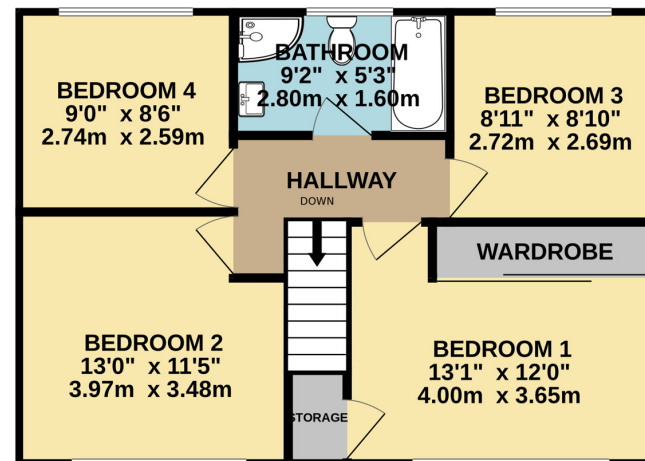




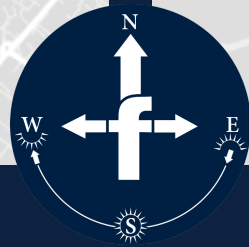
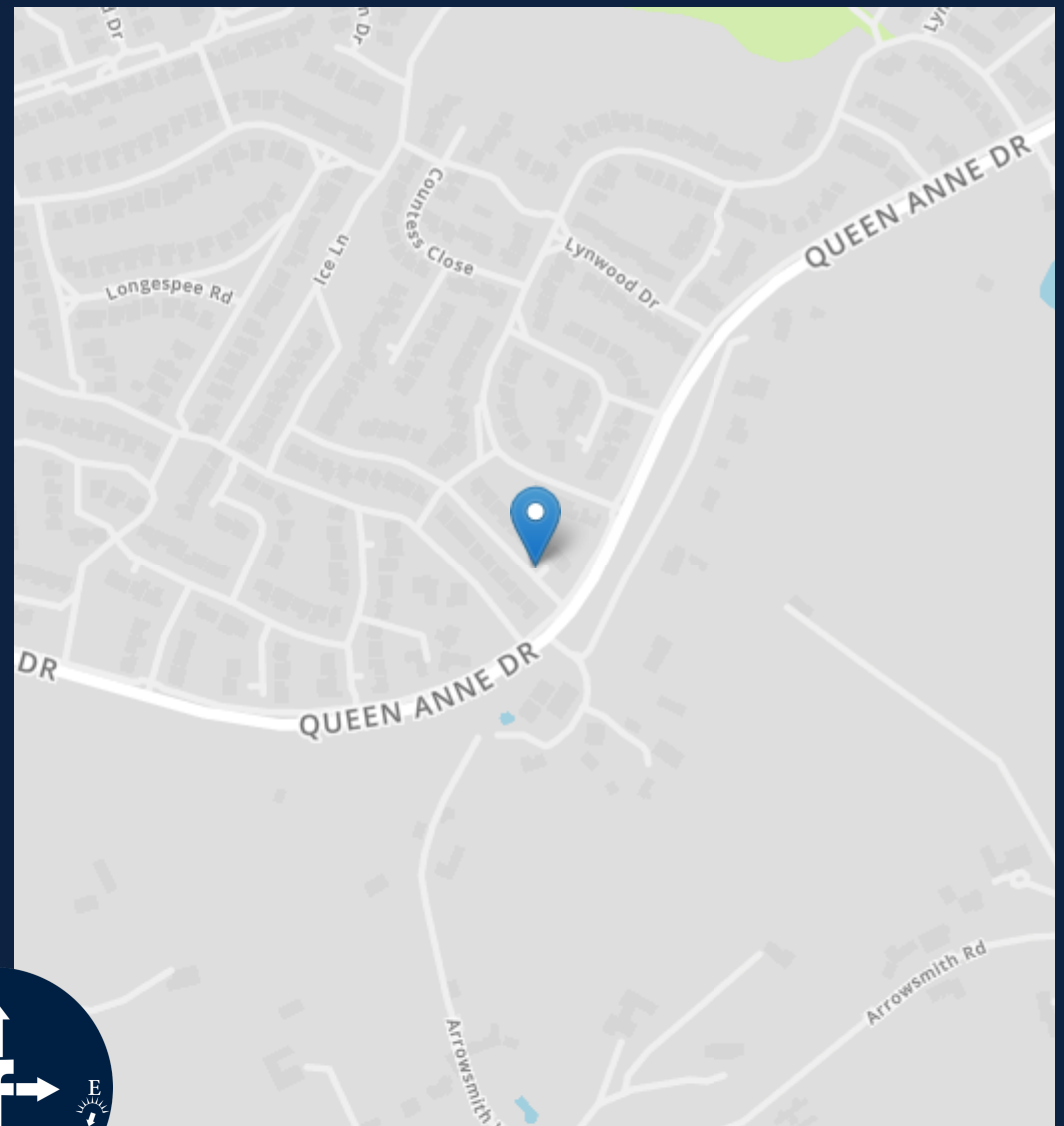
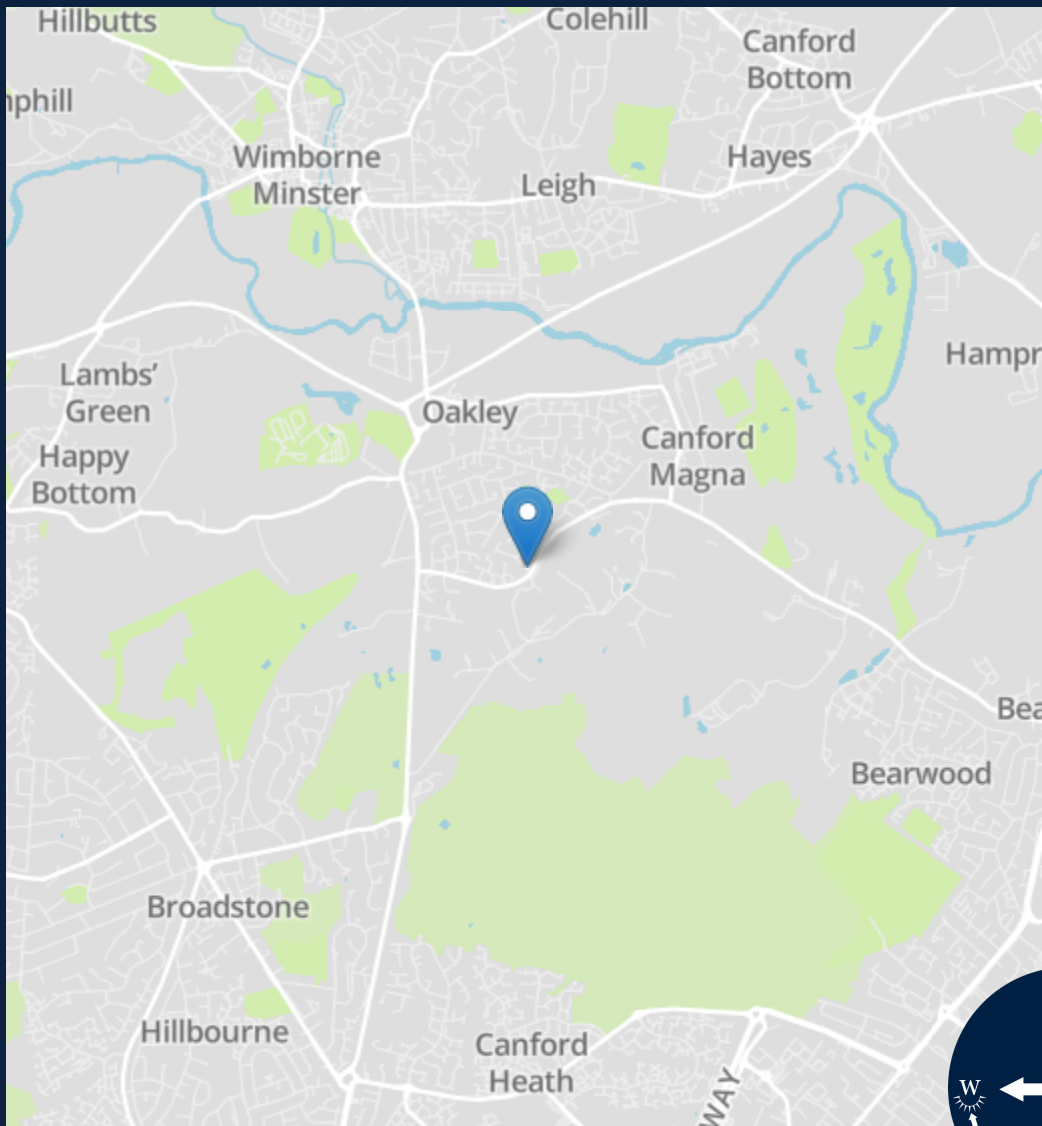
GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
71	80

England, Scotland & Wales

EU Directive 2002/91/EC



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