



*Asking Price*

**£595,000**

HORSESHOE CLOSE, WIMBORNE BH21 2UL

Freehold



- ◆ **GENEROUS FOUR BEDROOM FAMILY HOME**
- ◆ **DETACHED AND EXTENDED**
- ◆ **ATTACHED TANDEM GARAGE**
- ◆ **FOUR DOUBLE BEDROOMS**
- ◆ **CUL DE SAC LOCATION**
- ◆ **SEPARATE UTILITY AND STUDY**
- ◆ **CONSERVATORY**
- ◆ **SOLE AGENTS**

A sympathetically extended and versatile four bedroom family home situated close to Cannon Hill plantation and offering two bathrooms, conservatory, garage and off road parking.

### **Property Description**

Horseshoe Close sits on the Northern edge of Bridle Way, which backs on to the Cannon Hill plantation, with its wealth of walking for those who enjoy outdoor pursuits. The home comprises an open plan lounge/dining room, kitchen with separate utility, study, shower room and conservatory on the ground and there are four double bedrooms, family bathroom and en-suite shower room on the first floor. The home has been sympathetically extended over the years and this is particularly evident in the principle bedroom which is very generous in its proportions, and one of the ancillary bedrooms has two defined areas which would be ideal for a teenager. Furthermore, the home has gas fired heating and is entirely double glazed throughout.





## Gardens and Grounds

The front garden has a kept lawn and tarmac driveway which is suited to two vehicles and in turn gives access to the attached tandem garage. There is pedestrian access to the side of the home and this in turn gives access to the rear garden which is primarily laid to a kept lawn, is well stocked and rises as you approach the rear boundary, which gives you a pleasant elevation over the adjoining landscape. Furthermore, there is a patio spanning the rear elevation, as well as a wood built shed.

## 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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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: 2037sq ft (189.3 sq m)

Heating: Gas fired (Vented) serviced annually

Glazing: Double glazed

Loft: Ladder installed. Lighting, 50% boarded

Garden: East facing

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

Local Authority: Dorset Council

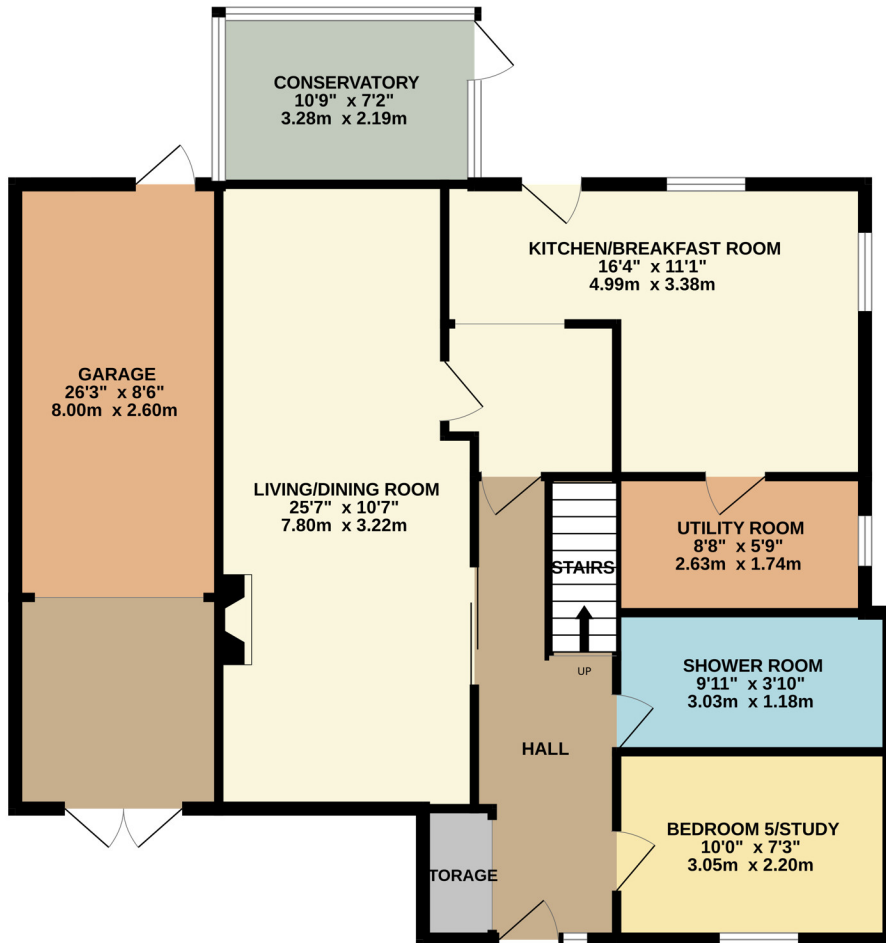
Council Tax Band: E

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

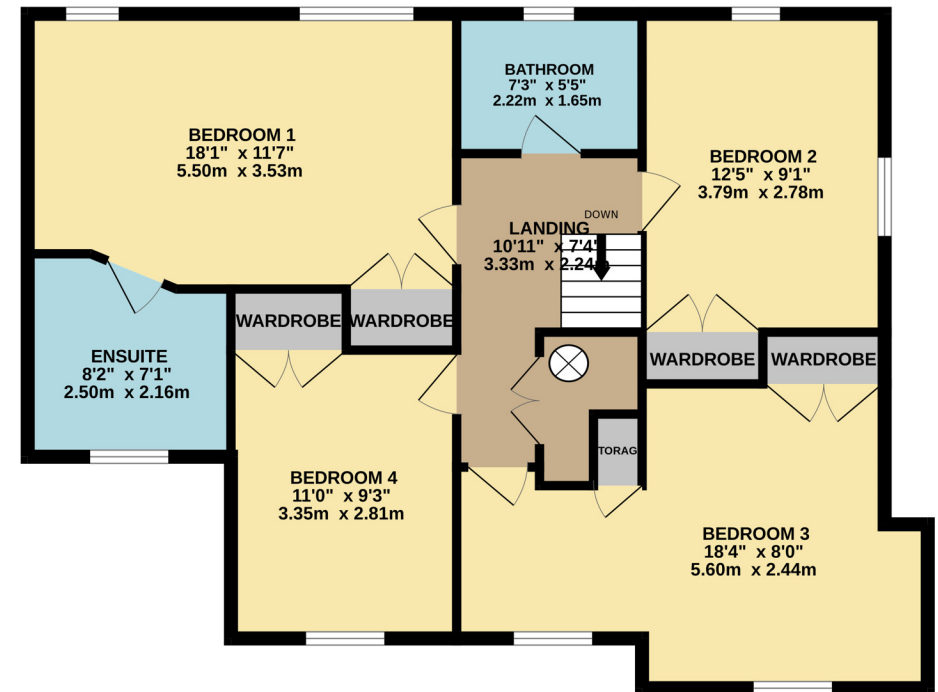




GROUND FLOOR  
1124 sq.ft. (104.4 sq.m.) approx.

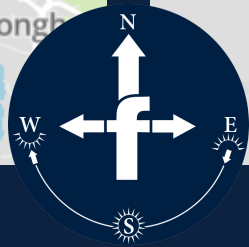
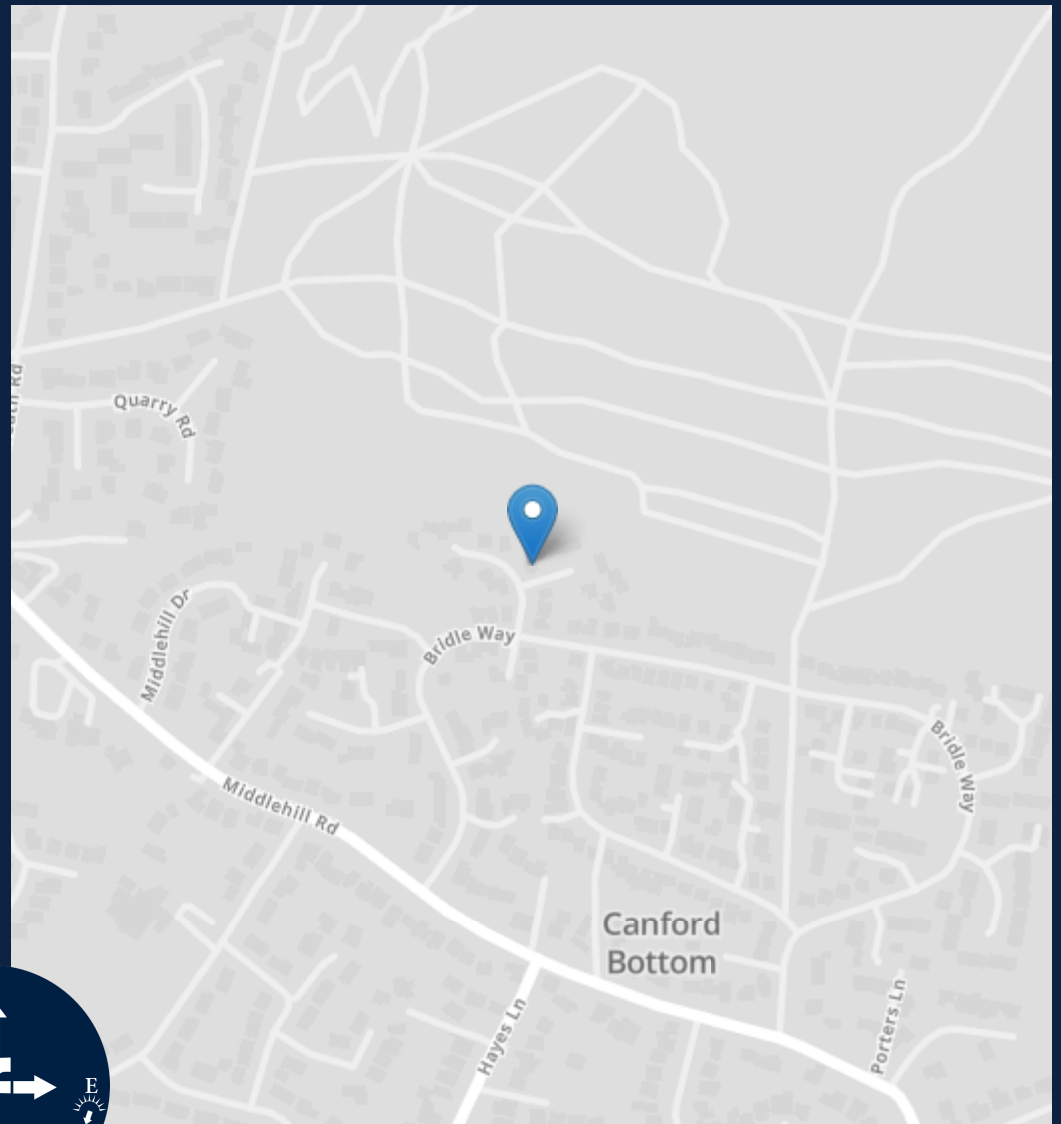
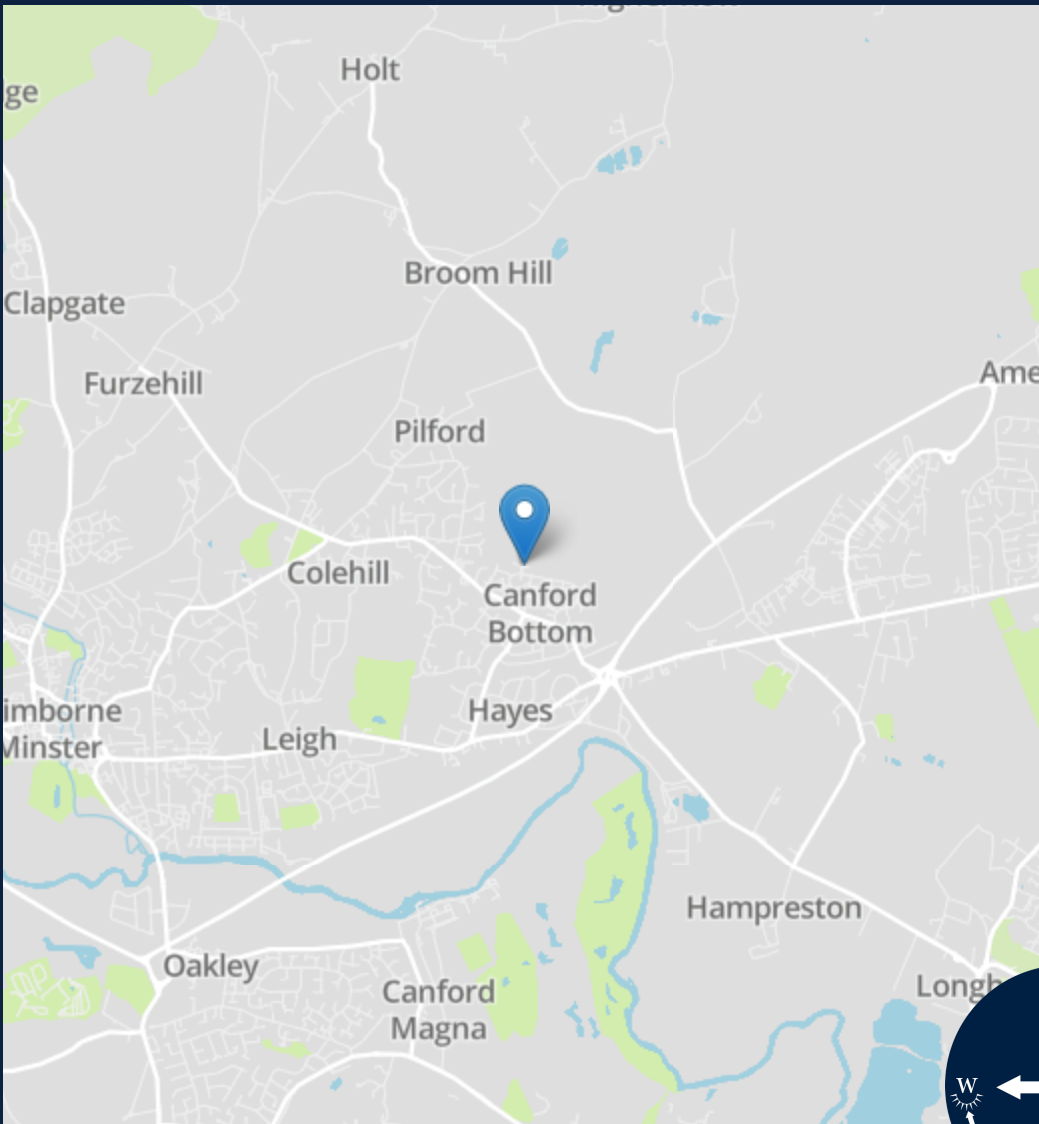


1ST FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		68	80

England, Scotland & Wales

EU Directive 2002/91/EC



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**fisks**

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)

01202 880000