



Guide Price

£1,100,000

HIGHLAND ROAD, WIMBORNE, DORSET BH21 2QN

Freehold



- ◆ **GENEROUS FAMILY HOME**
- ◆ **FOUR/FIVE BEDROOMS**
- ◆ **GARDENS OF 1/4 ACRE**
- ◆ **NO FORWARD CHAIN**
- ◆ **THREE RECEPTION ROOMS**
- ◆ **ATTACHED DOUBLE GARAGE AND WORKSHOP**
- ◆ **FAR REACHING VIEWS**
- ◆ **SCOPE TO DEVELOP OR EXTEND (STPP)**

An imposing, four/five bedroom, detached family home positioned within this sought after road and boasting scope for development (STPP), a plot of just over a 1/4 acre and views across Wimborne and beyond towards the Isle of Wight and The Purbecks.

Property Description

A rare opportunity to acquire an imposing family home which has been within the same family for over 60 years. Positioned on the southerly side of Highland Road, the home boasts far reaching views towards the Isle of Wight, as well as The Purbecks, from a secluded position at the head of a private driveway and, in our opinion, the home boasts scope to extend, as well as offering potential for development (STPP).

The accommodation currently comprises a formal dining hallway, two reception rooms, a generous study, kitchen, shower room, WC and utility on the ground floor and there are four bedrooms and a family bathroom on the first floor.

The property is partly double glazed and is heated using an air source heat pump, as well as Photovoltaic tubing.





Gardens and Grounds

The plot has a regular rectangular shape about it and extends to a little over 1/4 acre with the southerly boundary facing onto the adjoining Wesley Road which has gated pedestrian access. Vehicular access is gained from the North via a secluded driveway and there is forecourt parking for several vehicles which in turn gives access to the generous attached double garage. The property adjoins the rear boundary and the gardens have a southerly aspect being predominantly laid to lawn. There are a variety of hedges, mature shrubs and borders.

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 dating back over 50 years 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: 2088 sq ft (193.9 sq m)
Heating: Air source heat pump (Pressurised)
Glazing: Double glazed
Parking: Garage and workshop
Garden: South facing
Loft: Ladder installed. 100% boarded.
Main Services: Electric, water, telephone, drains
Local Authority: Dorset Council
Council Tax Band: F
Additional Information:

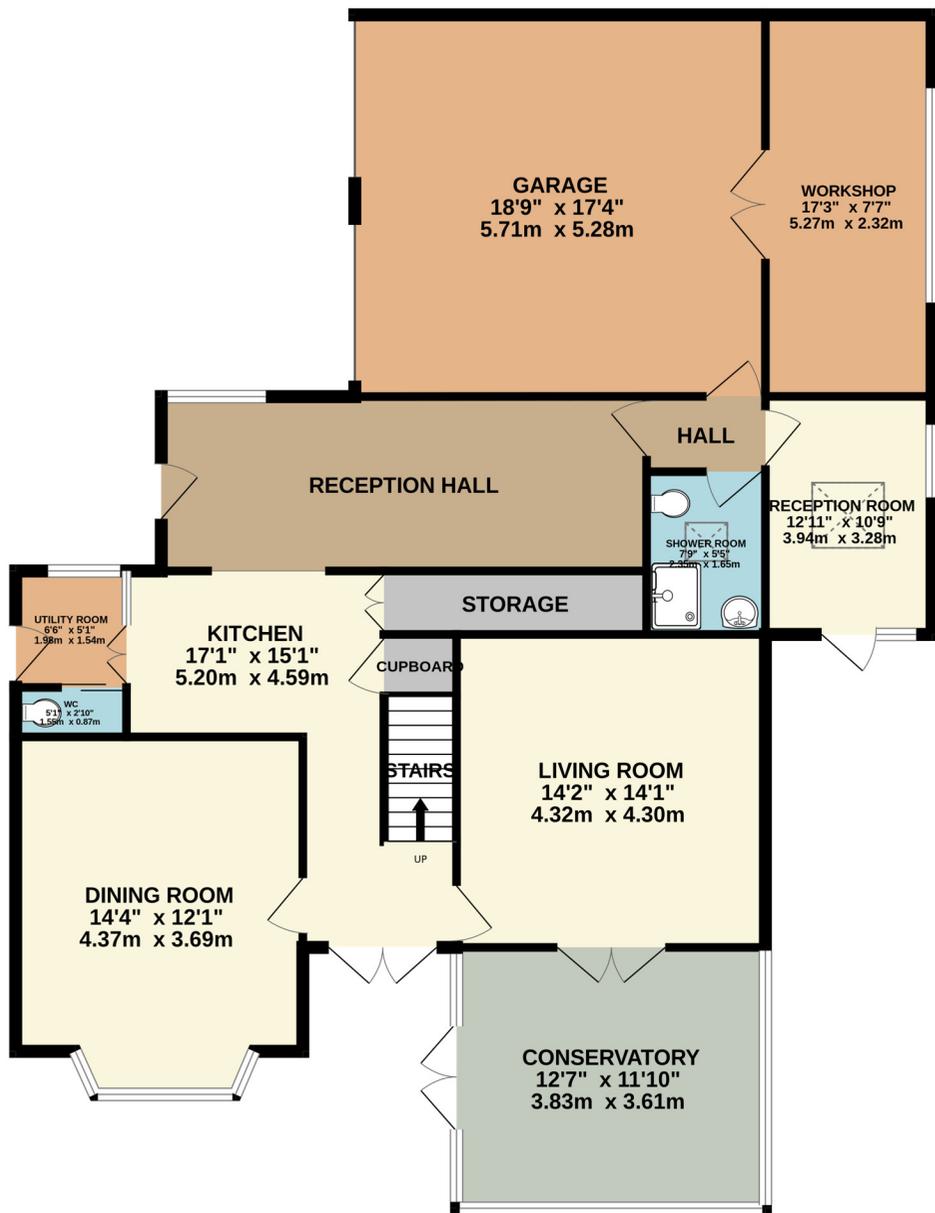
For information on broadband and mobile signal, please refer to the Ofcom website.

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

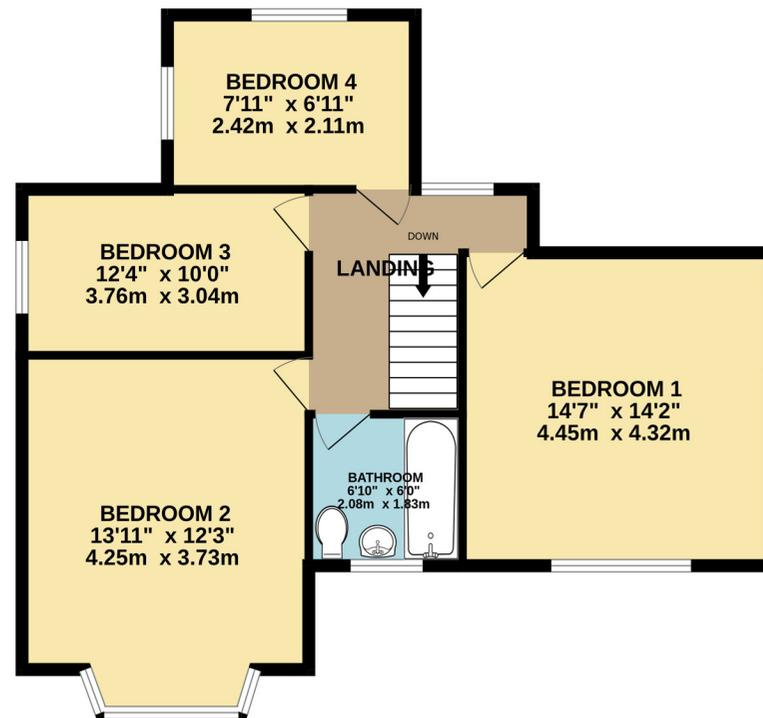




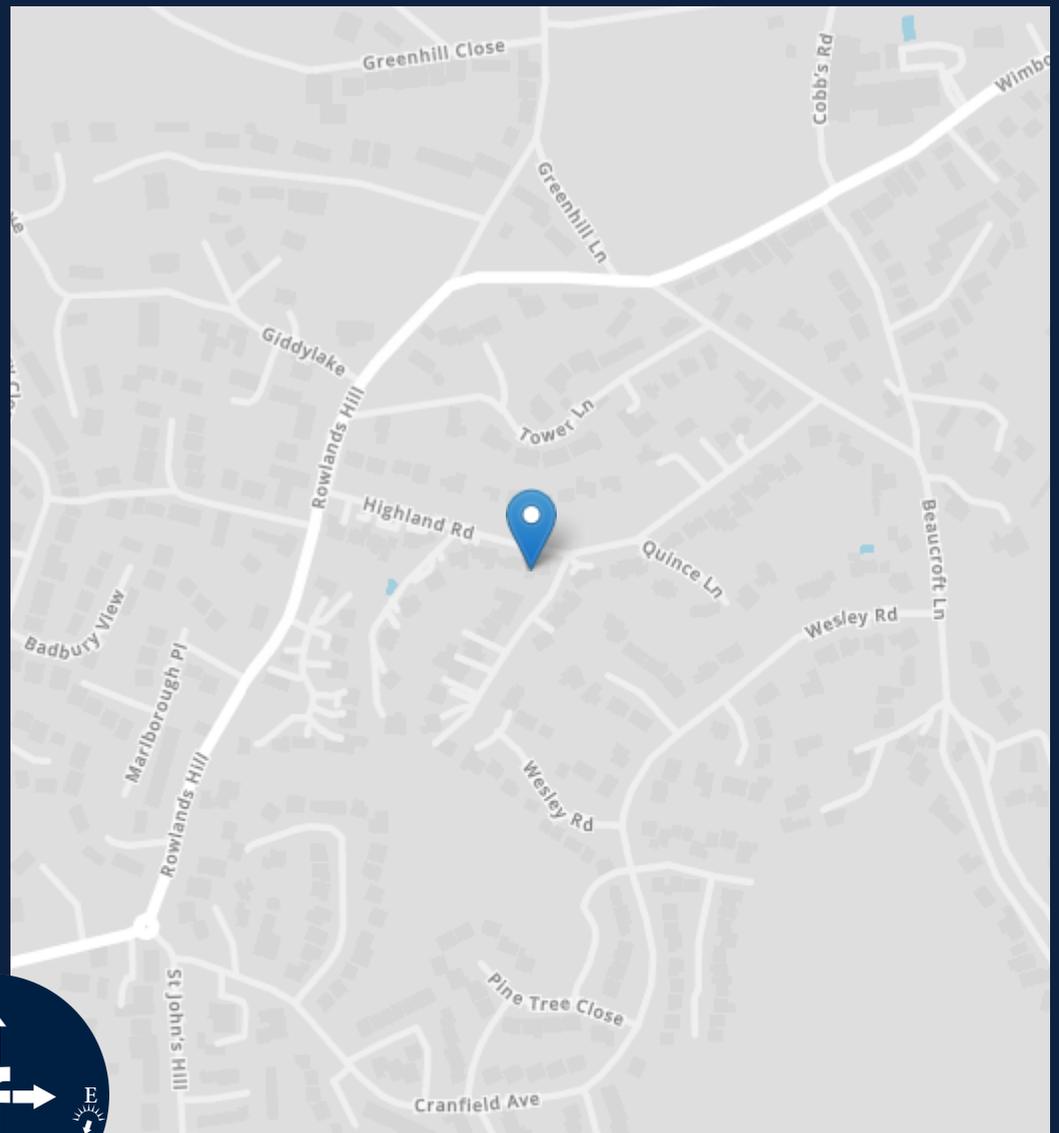
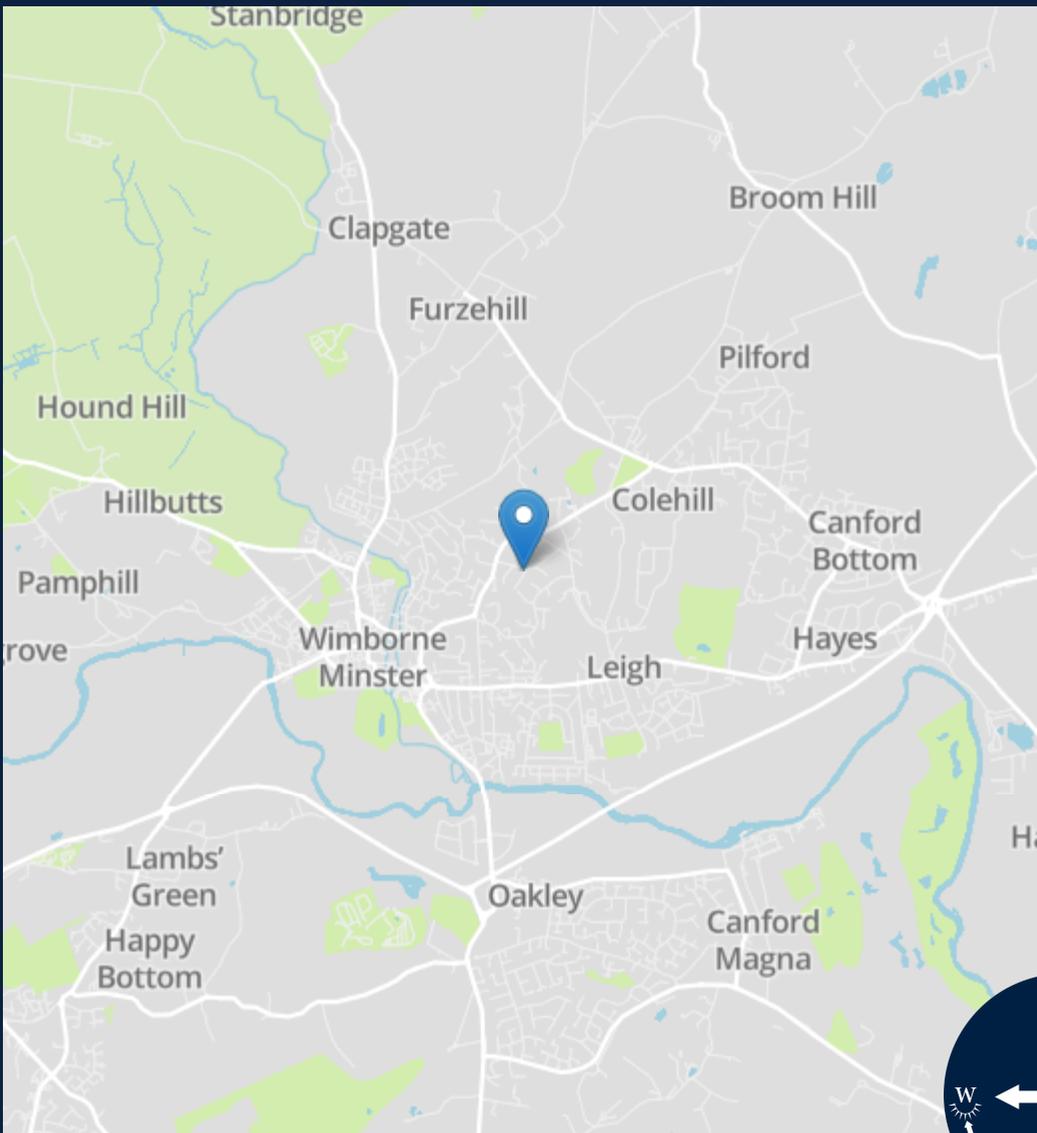
GROUND FLOOR
1583 sq.ft. (147.1 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 2301 sq.ft. (213.8 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	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
39	

England, Scotland & Wales

EU Directive 2002/91/EC



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