

FOR SALE

12 Redcotts Road, Wimborne,
Dorset BH21 1ET



PHILIPPA SOLE



£950,000

Extended and redesigned by the present owners to a high standard throughout

5 double bedrooms & 3 luxurious bath/shower rooms

Central Wimborne Town Location

End of a cul de sac with direct views over Redcotts Park

Open plan family kitchen / dining room plus separate sitting room and playroom

Benefitting from off road parking and driveway

Council Tax Band E £2625.02

Freehold

About this property

Originally built in the 1930s, this magnificent property has been meticulously refurbished and extended to an exceptional standard, seamlessly marrying modern luxury with its timeless character. Completed in 2021, the comprehensive renovation includes new double glazing, a full electrical rewire, and updated plumbing, ensuring the home is as functional as it is beautiful. At the heart of the home lies an extraordinary open-plan kitchen/breakfast/family room, designed to captivate with its full-width sliding double-glazed glass screens that open effortlessly onto the expansive terrace and meticulously landscaped garden. This space creates an unparalleled setting for indoor-outdoor living and entertaining. Complementing the ground floor are a range of well-appointed spaces, including a utility room, cloakroom, boot room, a cozy sitting room, and a versatile formal dining room or playroom. The original staircase, complete with a fitted runner, leads to the first floor, where you'll find four generously proportioned double bedrooms and a fifth bedroom, currently utilized as a study. The accommodation is further enhanced by two luxurious en-suite shower rooms and a chic family bath/shower room, all finished with impeccable attention to detail and style.

Outside, the property features a long concrete driveway with ample space for at least three vehicles. The front garden is laid to lawn, bordered by planting, a low brick wall. The impressive rear garden, stretching over 100 feet and backing onto Wimborne Cemetery, offers privacy and tranquillity. It boasts a spacious, raised lawn enclosed by close-boarded fencing and mixed hedgerows. A beautifully designed limestone-tiled terrace provides the perfect setting for al fresco dining. Toward the end of the garden, you'll find a large garden shed and an additional entertaining terrace, ideal for hosting family and friends.

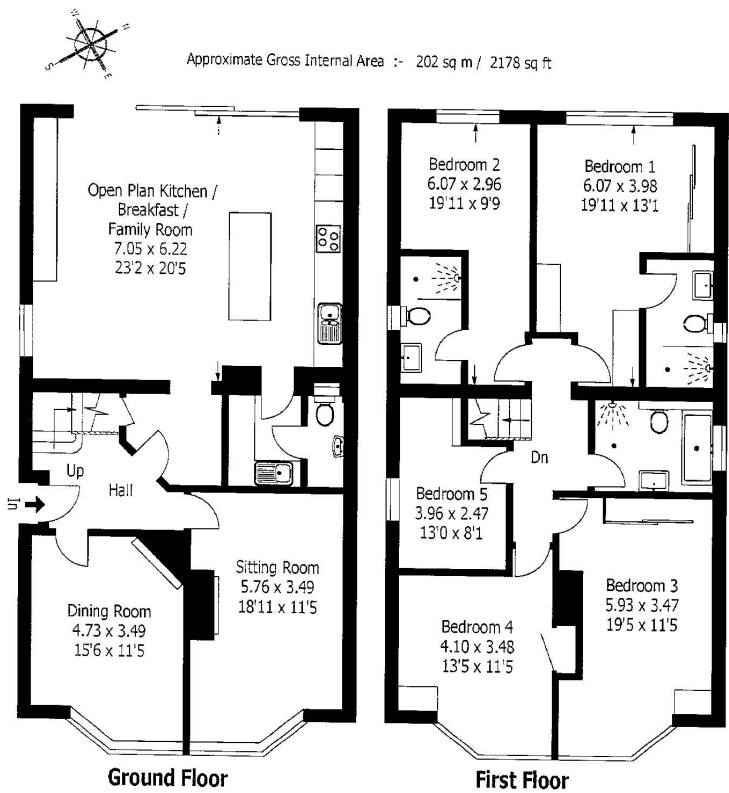
Location

Nestled in a peaceful cul-de-sac in the highly regarded market town of Wimborne, this property enjoys an enviable position overlooking Redcotts Park, home to the local tennis and bowling club, skate park, and playing fields. Just a short stroll away lies the heart of charming Wimborne, with its vibrant selection of eateries, independent shops, and amenities. Families will appreciate the property's location within the catchment area of well-regarded local schools, while commuters benefit from excellent transport links, including easy access to London. Wimborne offers an outstanding range of services, including doctors' surgeries, a local hospital, and strong health and social care facilities. The town also caters to leisure enthusiasts, with a wealth of opportunities to explore the county's areas of outstanding natural beauty. Residents can enjoy miles of bridleways, footpaths, and coastal routes, making this an ideal base for outdoor pursuits and a serene lifestyle.





PS



For identification purposes only, not to scale, do not scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		41
(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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