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*Guide Price*

**£765,000**

WHITEHOUSE ROAD, WIMBORNE BH21 1QL

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ THREE RECEPTION ROOMS
- ◆ GENEROUS ACCOMMODATION THROUGHOUT
- ◆ OFF ROAD PARKING AND GARAGE
- ◆ CLOSE TO TOWN CENTRE
- ◆ NO FORWARD CHAIN
- ◆ SOLE AGENTS
- ◆ FOUR/FIVE BEDROOMS

An imposing, four/five bedroom, detached family home positioned on the fringes of the town centre and boasting a generous garden, three bathrooms and being offered without a forward chain.

### Property Description

Whitehouse Road sits on the lower edge of Oakley Hill, a short walk from the shopping and entertainment amenities of the town centre and this particular property benefits from a generous garden which backs directly on to Canford Drive which provides pleasant walks along the river towards Canford School. The home has been sympathetically extended by the current owner to create a versatile family home. The accommodation comprises a living room, dining room, kitchen, breakfast room and cloakroom on the ground floor and there are four/five bedrooms, open plan office, family bathroom and two en-suite shower rooms on the first floor. The open plan office space is partly vaulted and adjoins bedroom three, along with a shower room, which makes a suite perfect for multi-generational living. The living room enjoys elevated views across the back garden, with direct access to a recently completed decking, and the breakfast room is conveniently located alongside the kitchen, again with direct access to the decking. The home is double glazed throughout and benefits from a gas fired, pressurised domestic hot water system.





## Gardens and Grounds

The front garden is entirely laid to hard standing which is suited to several vehicles and in turn gives access to the integral single garage, which has an up and over style door. Pedestrian access to the back garden is from the left hand side of the property via a garden gate and the rear garden is primarily laid to a mature, kept lawn. The garden is approaching 130ft in depth and directly backs onto Canford Drive. The boundaries to the garden are clearly defined by a variety of closed panel fences and mature hedging and the garden has a northerly aspect.

## 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: sq ft 1872 (173.9 sq m)

Heating: Gas fired heating (pressurised) 1 yr old with service schedule.

Glazing: Double glazed

Parking: Off road parking with garage. Electric charge point.

Garden: North facing

Loft: Lighting. No ladder installed but 25% boarded.

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

Local Authority: BCP Council

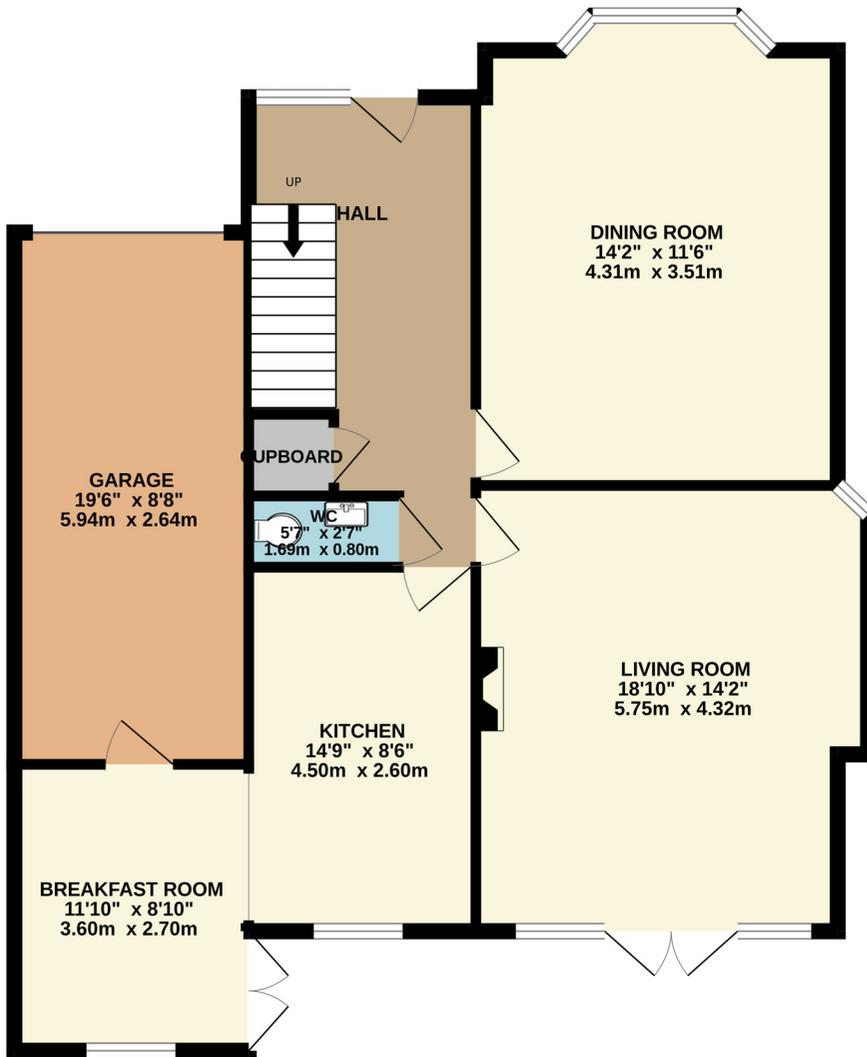
Council Tax Band: E

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

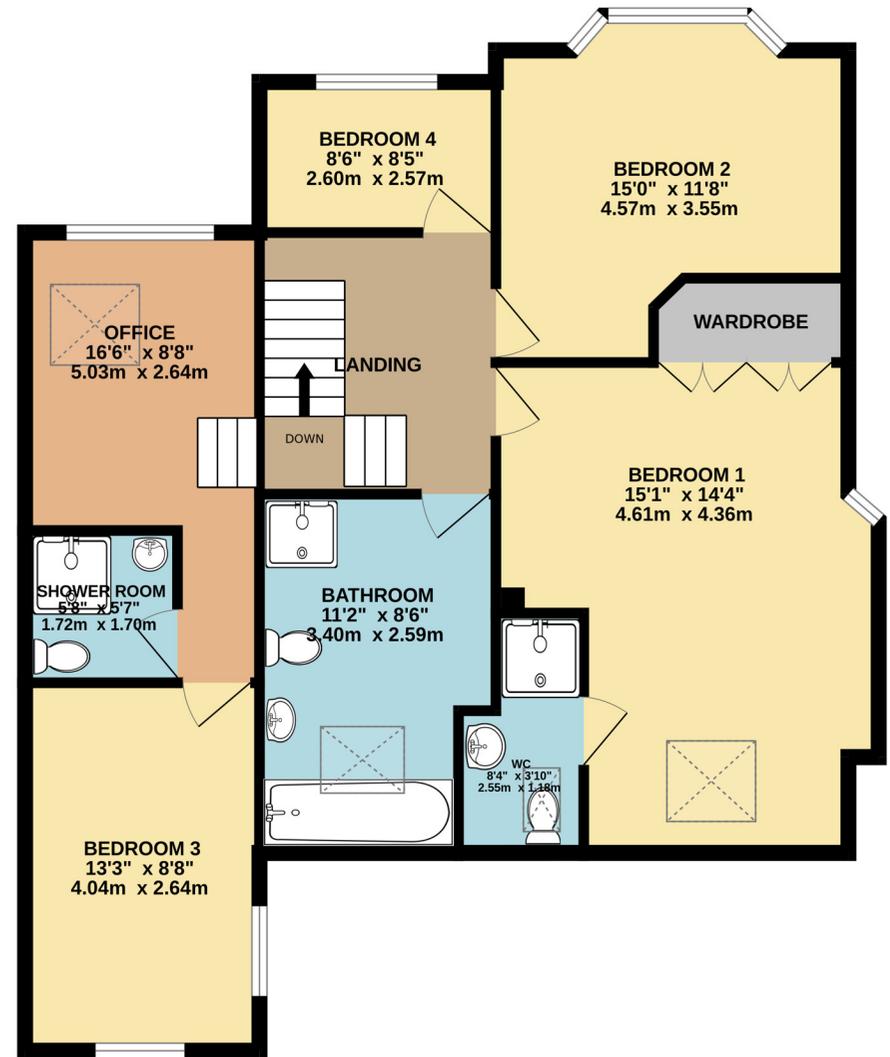




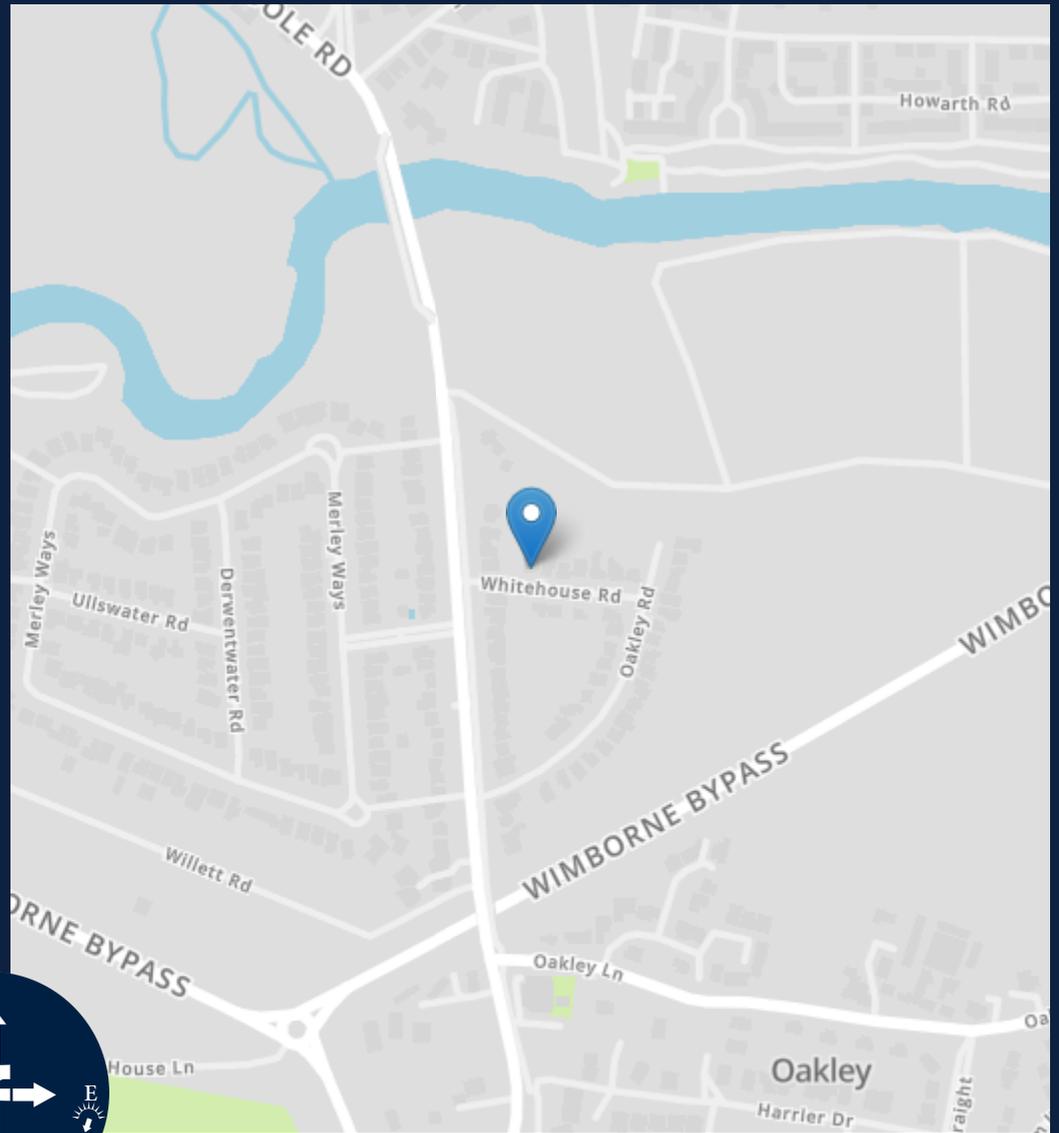
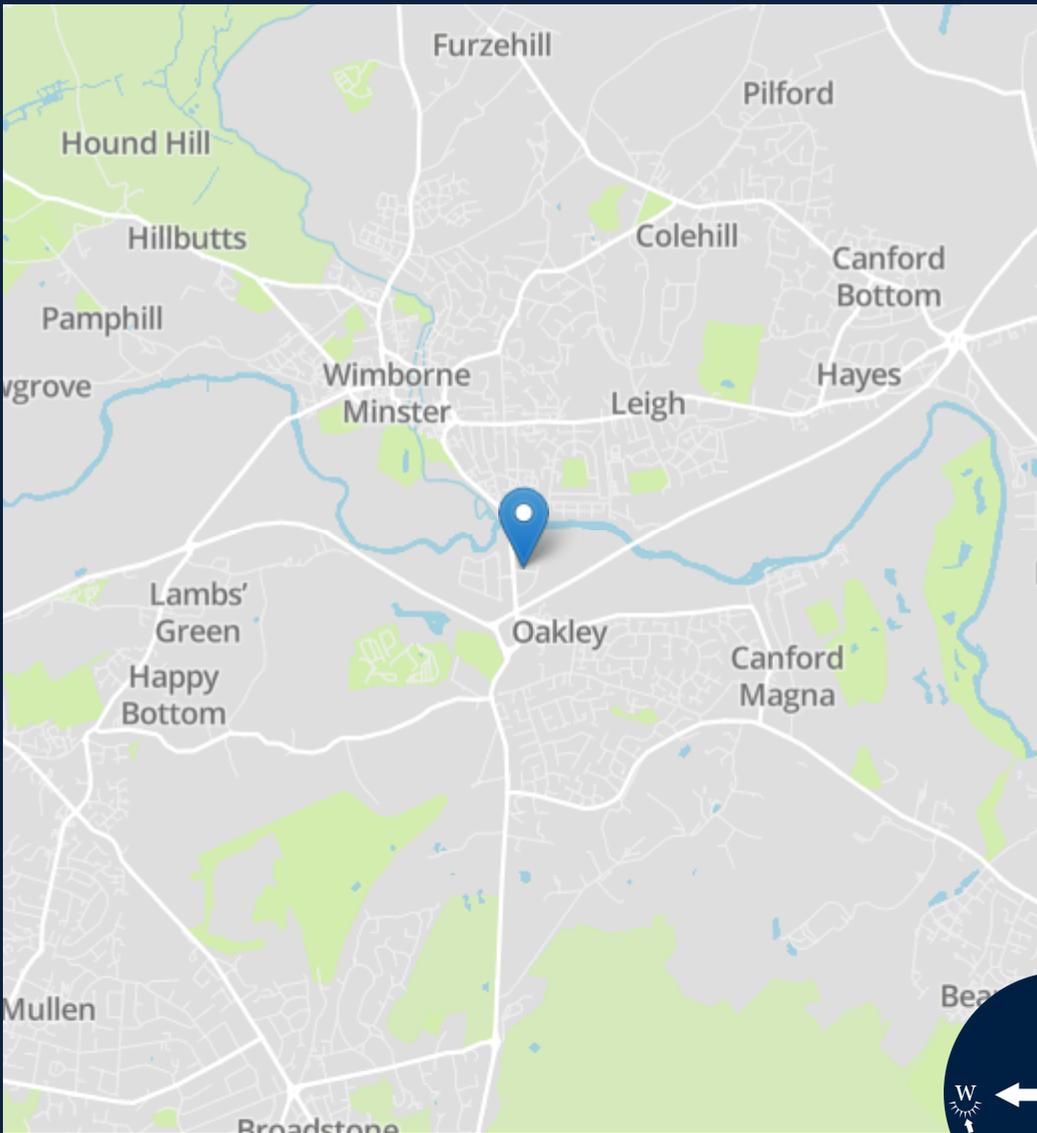
**GROUND FLOOR**  
964 sq.ft. (89.5 sq.m.) approx.



**1ST FLOOR**  
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 1872 sq.ft. (173.9 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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ESTATE AGENTS CHARTERED SURVEYORS

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