



*Asking Price*

**£600,000**

ASHMEADS CLOSE, WIMBORNE BH21 2LG

Freehold







- ◆ DETACHED HOUSE
- ◆ FOUR BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ GARDENS APPROACHING 1/3 AN ACRE
- ◆ CUL DE SAC POSITION
- ◆ TANDEM GARAGE
- ◆ PREFERRED SCHOOL CATCHMENTS
- ◆ SOLE AGENTS

A detached, four bedroom, three reception room family home boasting scope to be able to extend, as well as a garden approaching 1/3 acre, with views towards Canford Magna, an attached tandem garage, positioned within a quiet cul du sac location. Sole Agents.

## Property Description

Ashmeads Close occupies a preferred residential location with good school catchment qualifications and is within walking distance of Hayeswood First School. This particular home sits at the head of a cul du sac and has an elevated position from the kerb, giving it a natural degree of privacy. The accommodation comprises a generous double aspect living room, separate dining room, study, kitchen, shower room, utility and purpose built conservatory to the ground floor and there are four bedrooms served by a family bathroom to the first floor. The property, in our opinion, boasts scope to be extended (STPP), is double glazed throughout and has gas fired heating.









## Gardens and Grounds

The front garden is laid to lawn and there is a tarmacadam driveway to the right hand side suited to three vehicles, which in turn provides access to the attached tandem garage, which has an up-and-over style door. The rear garden is larger than usual for the location and is split into three principal areas. Spanning the rear elevation of the property is a paved patio area ideal for outside entertaining and there are formal steps leading up to a central level kept lawn. The lawn is bordered by a variety of mature shrubs and bushes and there is a further set of steps that lead up to another lawn once purposed as a kitchen garden. From this tier, views stretch towards Canford Magna and beyond.

## 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: 1834 sq m (170.4 sq ft)

Heating: Gas fired (Vented) serviced annually

Glazing: Double glazed

Parking: Tandem garage

Garden: North West facing

Loft: Lighting. No ladder installed

Main Services: Electric water, gas, telephone, drains

Local Authority: Dorset Council.

Council Tax Band: D

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





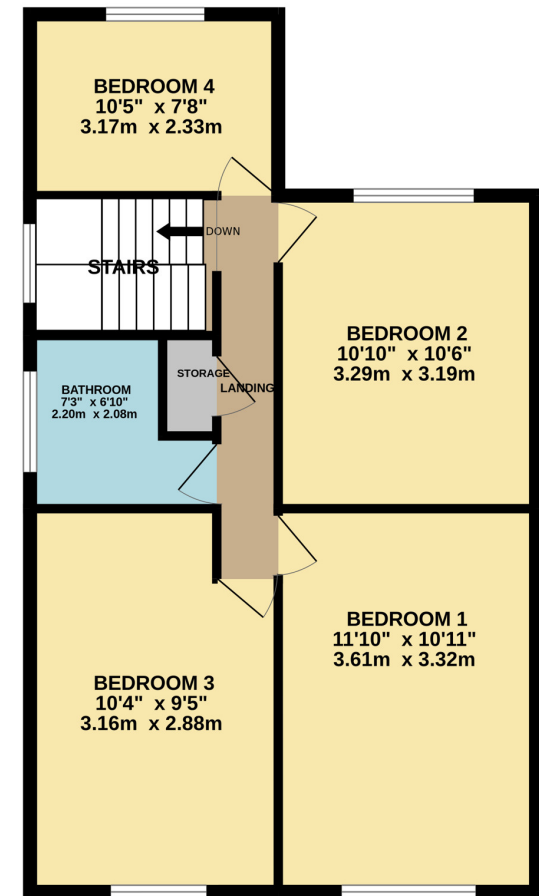




GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.

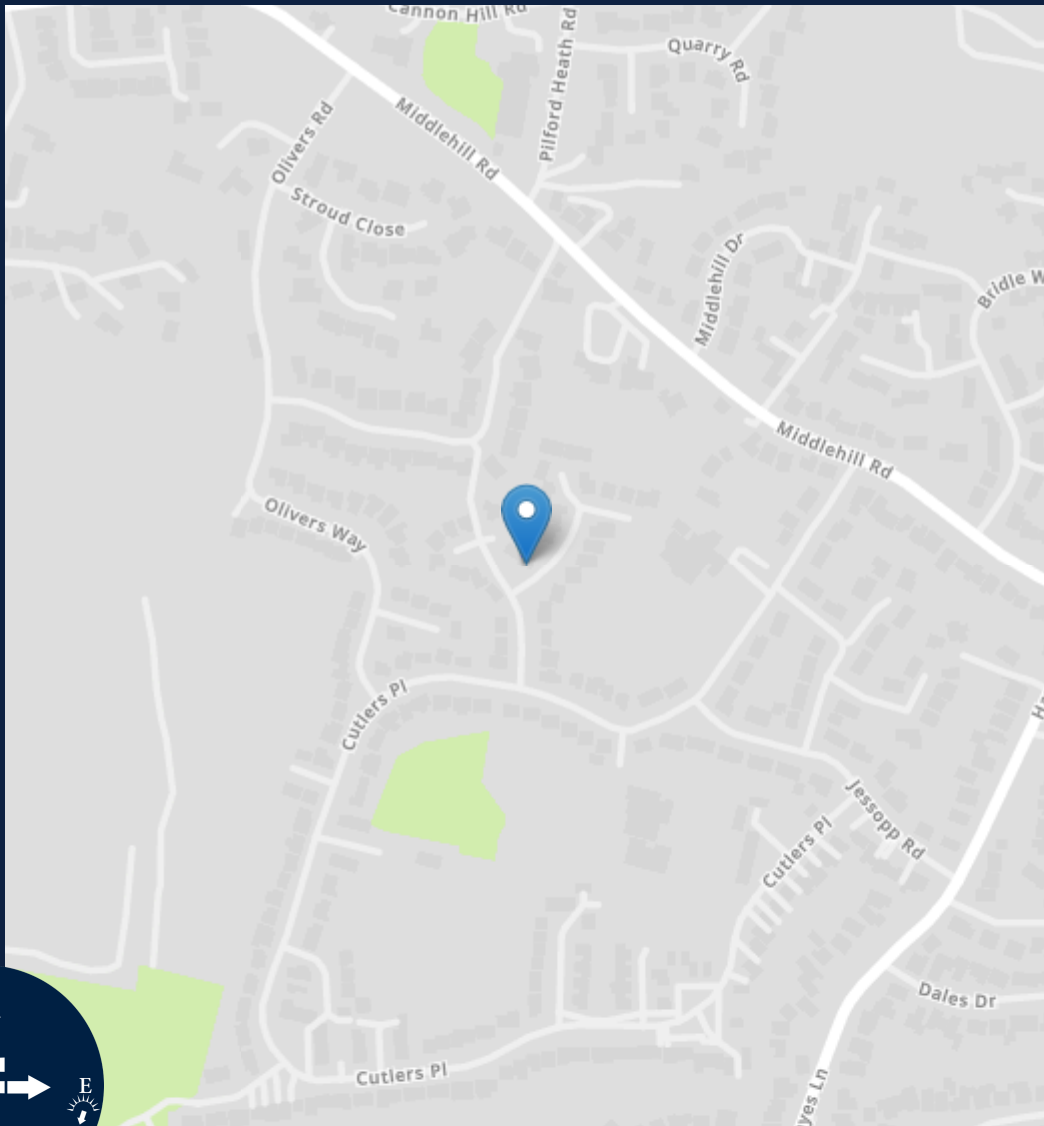
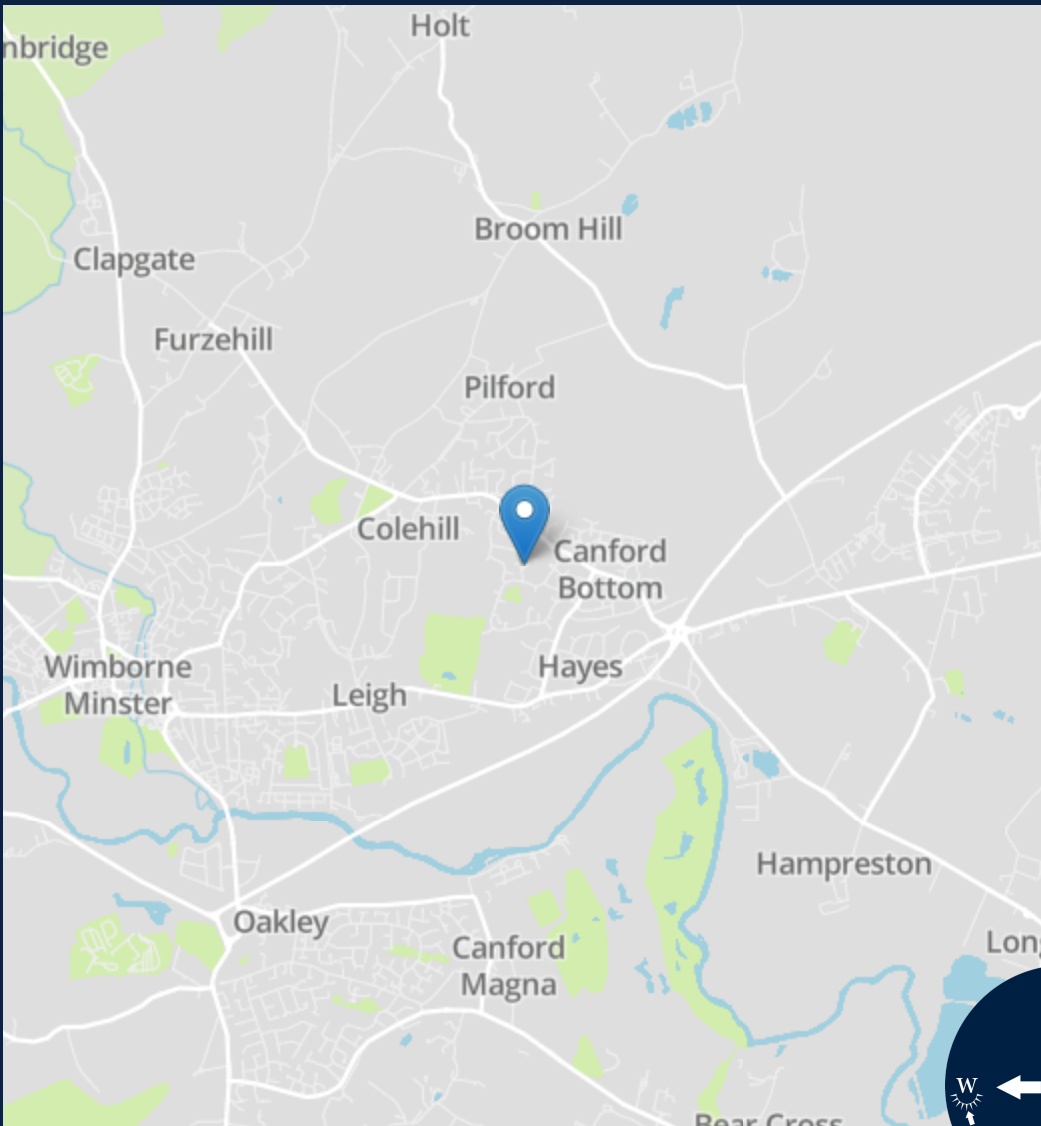


1ST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1834 sq.ft. (170.4 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>                            |         |           |
| (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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