



Guide Price

£495,000

THE VINERIES, WIMBORNE BH21 2PX



- ◆ **DETACHED BUNGALOW**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **TWO BEDROOMS**
- ◆ **PLOT APPROACHING 1/4 OF AN ACRE**
- ◆ **NO FORWARD CHAIN**
- ◆ **ELEVATED POSITION WITH VIEWS**
- ◆ **DETACHED GARAGE**
- ◆ **SOLE AGENTS**

A deceptive, two bedroom, detached chalet bungalow positioned on a generous corner plot offering elevated views towards Canford Magna and boasting scope for development (STPP).

Description

The Vineries is a collection of detached and semi-detached bungalows and houses that were predominantly built in the 1960's and 1970's offering a quiet residential setting with no through traffic whilst being within easy reach of Wimborne town centre. This particular property sits towards the northerly edge of the development and benefits from an elevated position which offers views towards Canford Magna and beyond. The accommodation currently comprises of a living room, dining room, kitchen, bedroom, bathroom and cloakroom on the ground floor with a further bedroom on the first floor. Given the size of the plot and existing footprint of the home we believe that the home has scope to be extensively extended and developed (STPP).





Outside

The property sits on a corner plot which is approaching a quarter of an acre and the gardens extend to all four elevations giving a sense of space. The front garden is laid to a kept lawn and there is a paved driveway which leads to the right hand side of the property and in turn gives access to the detached single garage. To the right hand side of the property there is a further area of garden which is laid to gravel and the rear garden is laid to a kept lawn. Across the rear elevation of the home there is a paved patio which is raised from the garden along with a garden 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 and alongside The Priest's House Museum & Gardens, Wimborne Model Town 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: 932 sq ft (86.6 sq m)

Heating: Gas fired

Glazing: Double glazed

Loft: Yes.

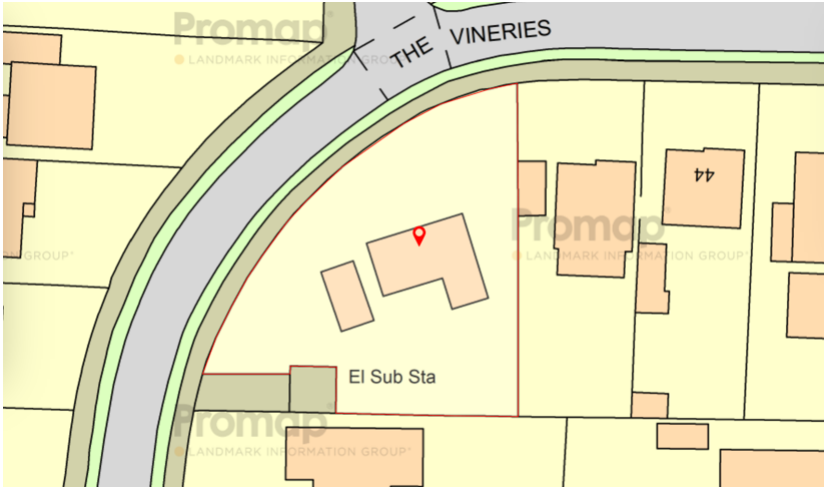
Parking: Drive & single garage

Garden: South east

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

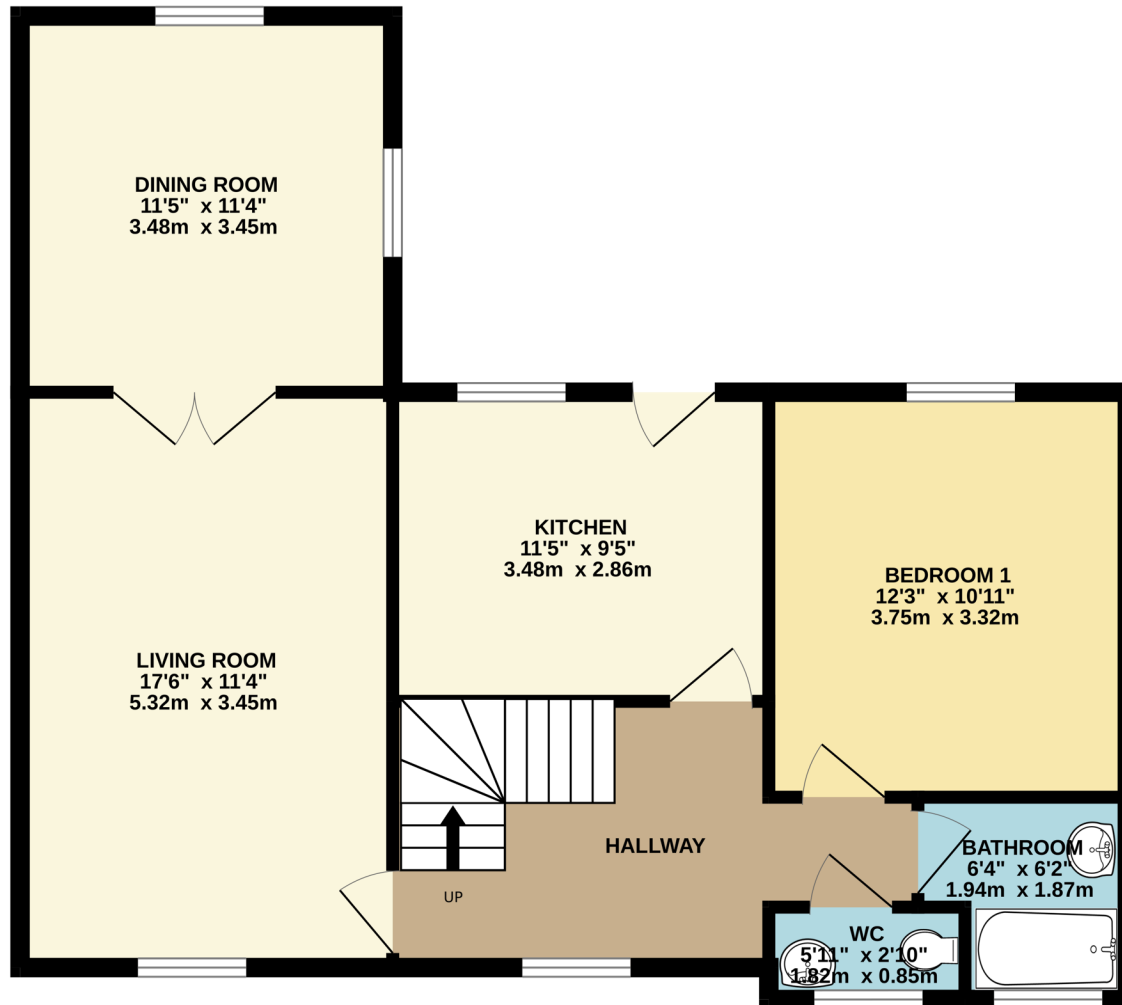
Local Authority: Dorset Council

Council Tax Band: D





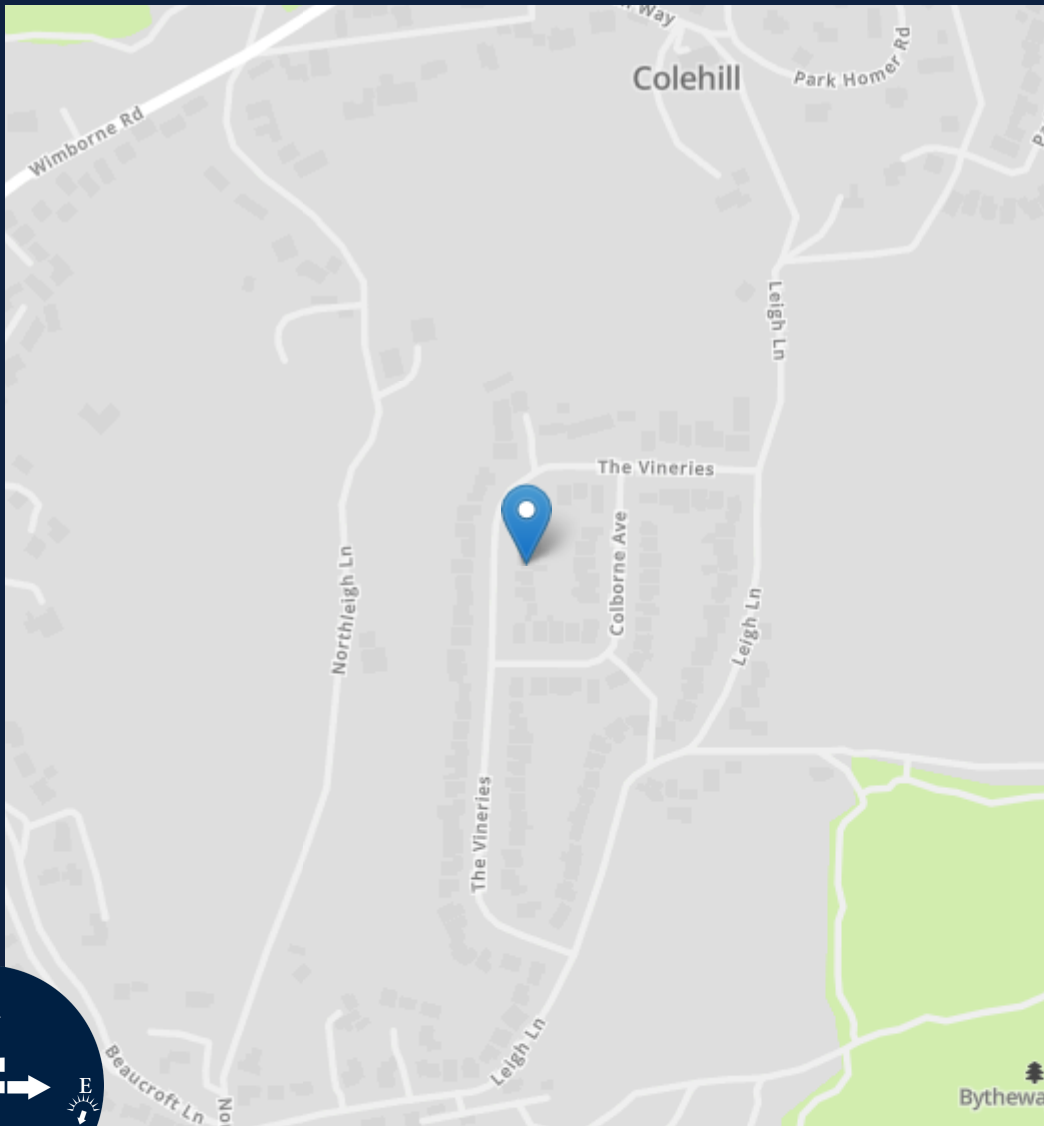
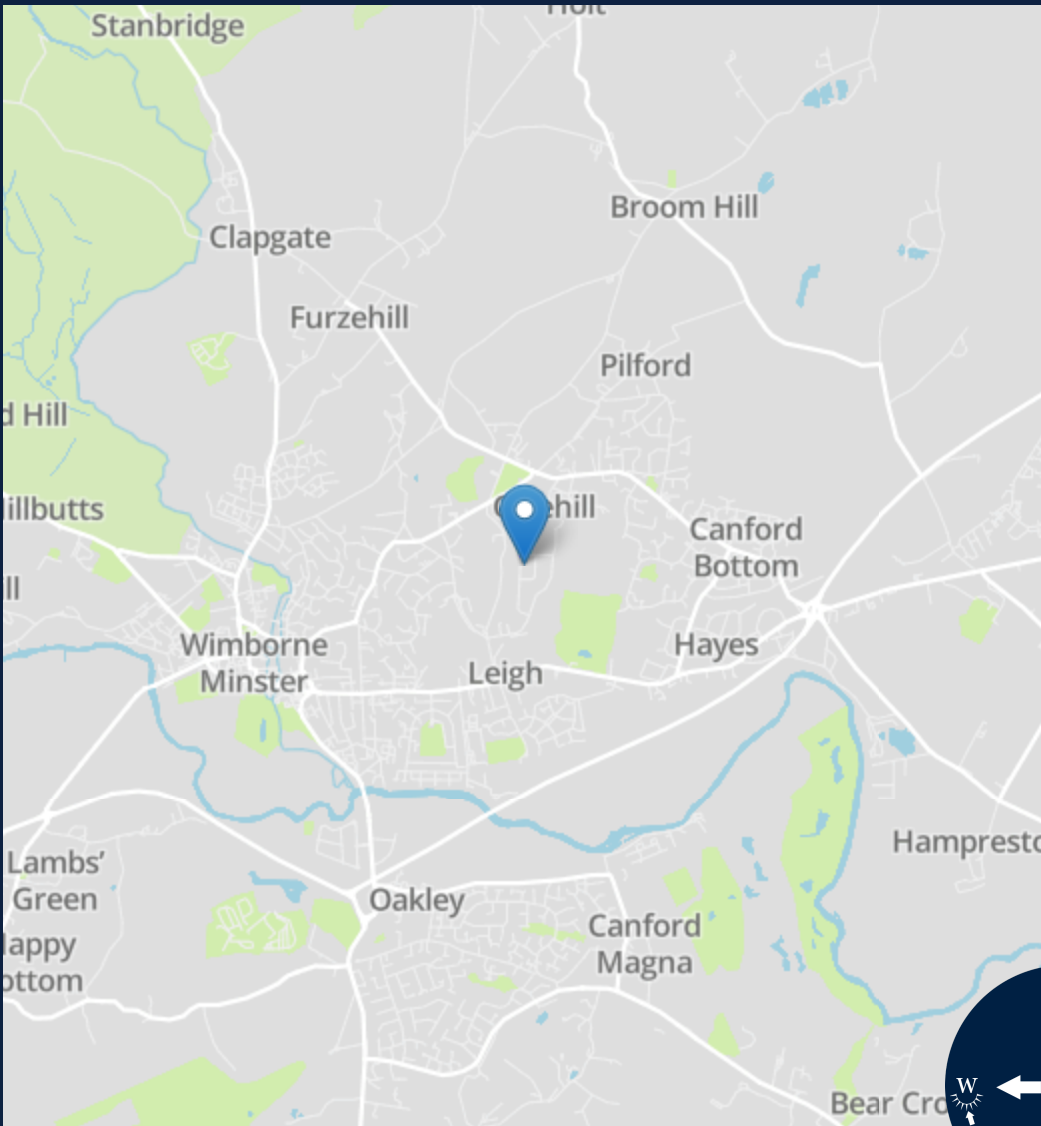
GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(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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