

Crescent Road, Wimborne BH21 1BJ

£795,000 Freehold

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Property Summary

A significantly improved and extended four-bedroom, two bathroom detached Victorian home with parking set on a quiet road in the heart of Wimborne moments from the amenities of the town and well-regarded local schooling. The property embraces the character and charm of a period home whilst offering the convenience of modern-day life with features such as an impressive kitchen, dining and lifestyle room that opens to the private rear garden, a home office, a utility room and a second bathroom. Finished to a high standard throughout, the property offers a wealth of period features and uncompromised accommodation with a short stroll of the Minster.

Key Features

- Entrance hallway with separate enclosed porch
- Two separate reception rooms
- Stunning kitchen/dining and lifestyle room
- Home office, cloakroom and utility room
- Four good sized bedrooms
- Family bathroom and secondary shower room
- Garden outbuildings and entertaining patio
- Garden which is laid to lawn with a high degree of privacy
- Off-street parking for several vehicles





About the Property

On entering the property there is an enclosed porch that leads through to the main hallway where you immediately get a sense of the character and charm that flows throughout the house. With exposed floor timbers, period fireplaces and picture rails, the property will undoubtedly appeal to buyers wanting a period home.

Being double fronted the property has a living room and a separate dining room which offers a tremendous degree of flexibility to the day-to-day life. Sensibly the dining room opens to a stunning kitchen/dining and lifestyle room.

Fitted with shaker style units and boasting a large central island unit with a breakfast bar, the kitchen presents a superb space for entertaining and hosting. Features such as a butler sink and space for a range cooker give a nod to the age of the property, and these are complimented with a range of modern appliances. Bifold doors open from this room to the incredibly private rear garden. There is also a separate utility to the ground floor which opens to the garden, a home office and a cloakroom – basically every feature of modern living has been introduced to the property.

A mezzanine landing gives a good degree of separation to the bedrooms which are all a good size, and the bedrooms are serviced by a family bathroom which has a modern heritage suite. There is also a second shower room to the first floor which is perfectly located for two of the bedrooms.

Outside there is off-street parking for several vehicles and gated side access leads to the rear garden. The rear gardens wraps around the house and to the side there is a large entertaining terrace. There are also really useful timber outbuildings that are discreetly positioned and provide considerable storage. The main garden is laid to lawn with shaped borders and shrub planting. It should be mentioned that the rear garden provides an incredibly high degree of year-round privacy which is quite unusual for a property with such a central yet quiet location.

Tenure: Freehold Council Tax: D (BCP Council)

About the Location

The market town of Wimborne Minster is centred around an historic town square and has a lively shopping area featuring both shops, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are also within easy reach.



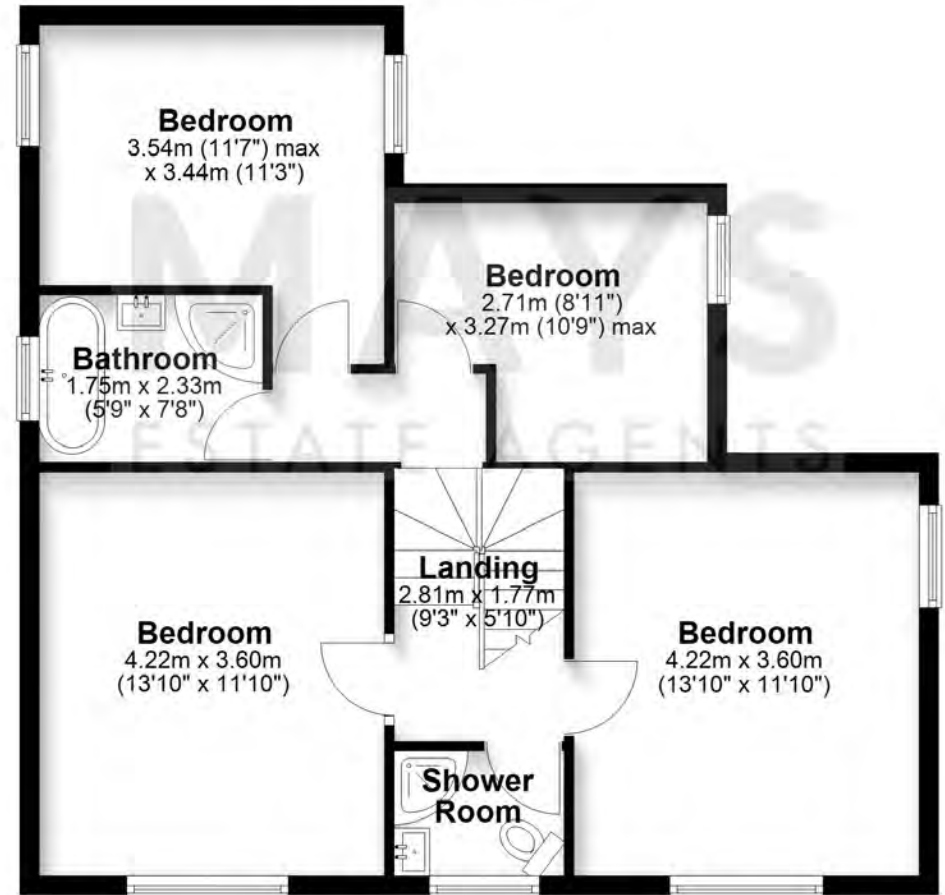
Ground Floor

Approx. 84.0 sq. metres (903.9 sq. feet)

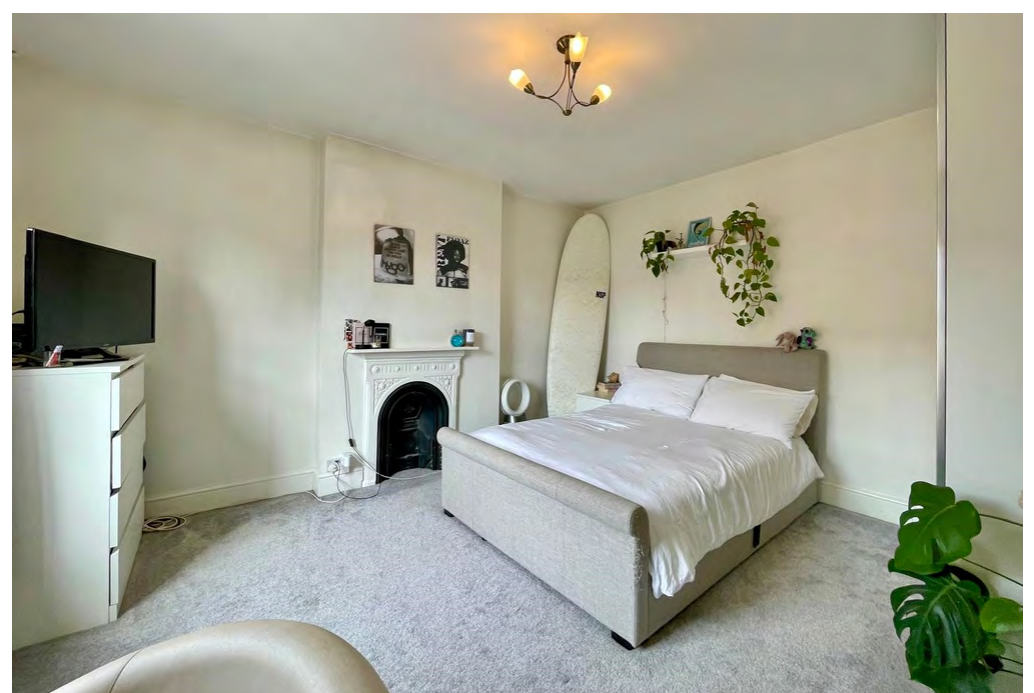


First Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



Total area: approx. 148.5 sq. metres (1598.3 sq. feet)





About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(68-80)	C	74	82
(55-67)	D		
(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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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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