



*Asking Price*

**£447,500**

4 OAKLEY LANE, WIMBORNE BH21 1SG

Freehold



- ◆ SEMI DETACHED LADY WIMBORNE COTTAGE
- ◆ TWO DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ GENEROUS OFF ROAD PARKING
- ◆ PRIVATE SOUTHERLY REAR GARDEN
- ◆ GAS FIRED HEATING
- ◆ SOLE AGENTS
- ◆ VENDOR SUITED

A charming, two bedroom, Lady Wimborne Cottage, boasting a generous south facing rear garden, off road parking and scope to extend (STPP).

### Property Description

Lady Wimborne cottages were primarily built in the late 1800's as part of Lord Wimborne's Estate with many now being Grade II listed, including this example, which carries the number 82 which signifies it's position within the original Estate Plan. The accommodation currently offers a living room, with open fire, and open plan kitchen/dining room to the ground floor with two double bedrooms and a family bathroom to the first floor. In our opinion, the home lends itself to being extended (STPP) and currently benefits from gas fired heating as well as a southerly orientation to the rear.





## Gardens and Grounds

The front garden is primarily laid to a dressed gravel driveway suited to several vehicles with maintained hedge borders and there is a wood-built garden gate to the left hand side of the home which denotes access to the rear garden. The rear garden is primarily laid to a kept lawn with mature shrub beds and is private in nature with a southerly orientation. There is a wood-built shed and space for the erection of a garage (STPP).

## 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: 686 sq ft (63.8 sq m)

Heating: Gas fired (combi)

Glazing: Single glazed

Parking: Several vehicles

Garden: South facing

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

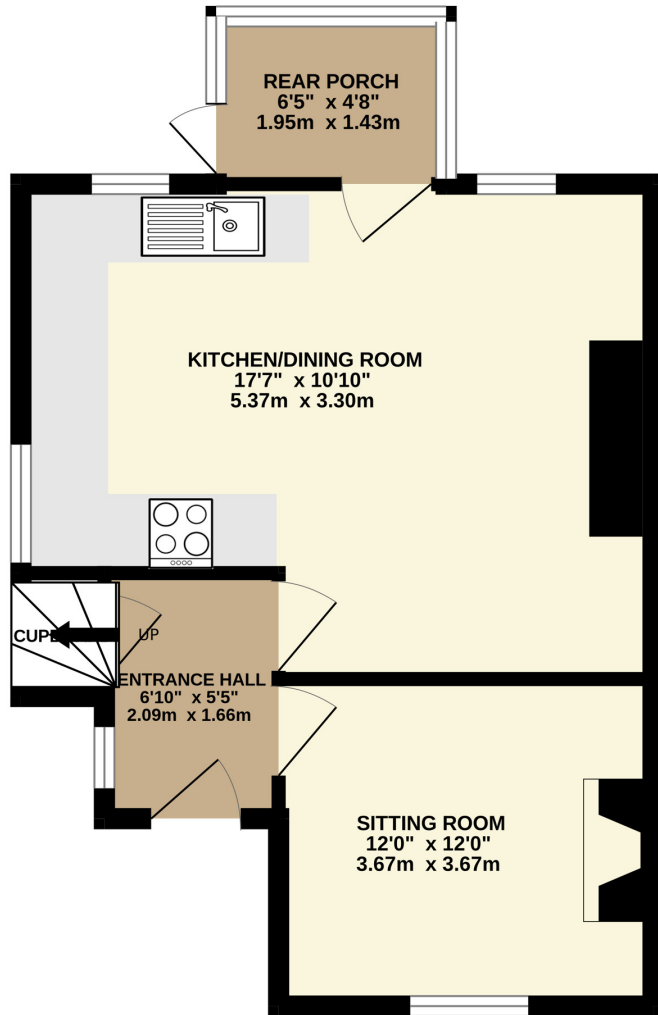
Local Authority: BCP Council

Council Tax Band: D

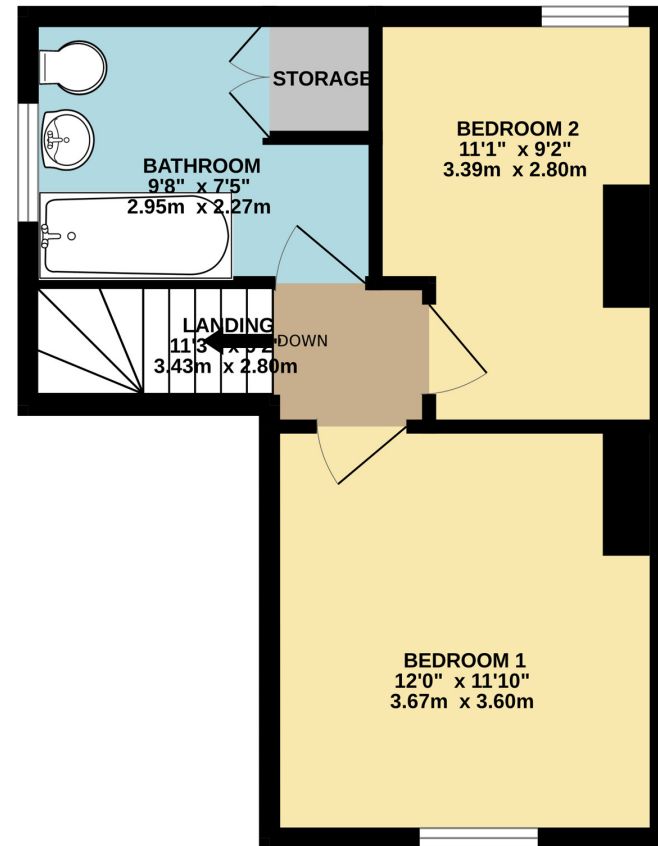


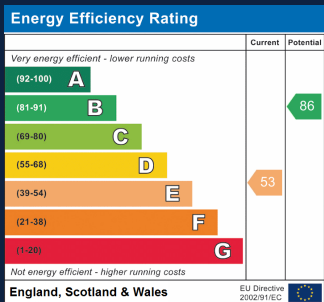
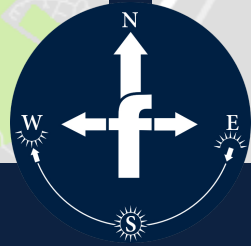
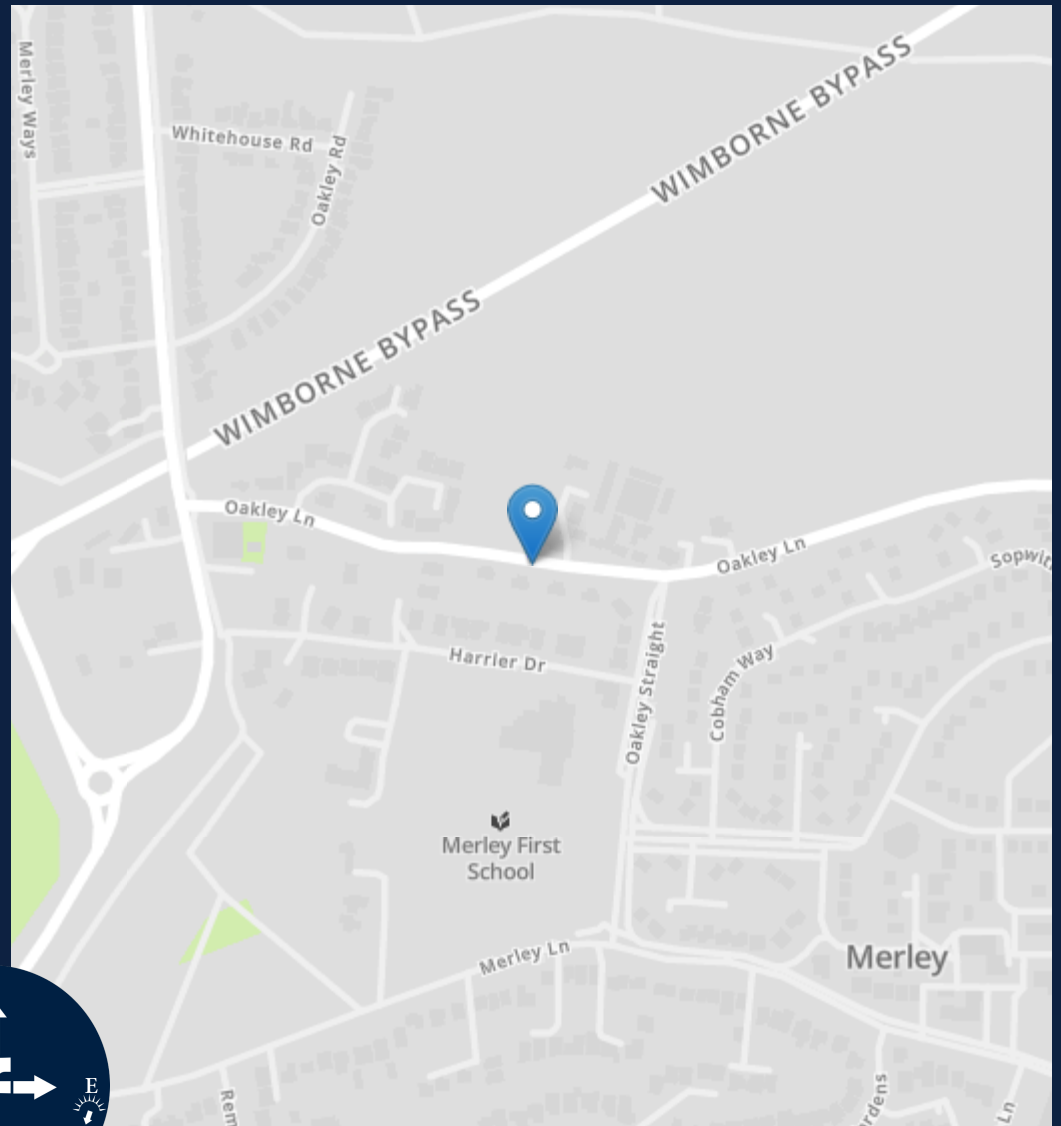
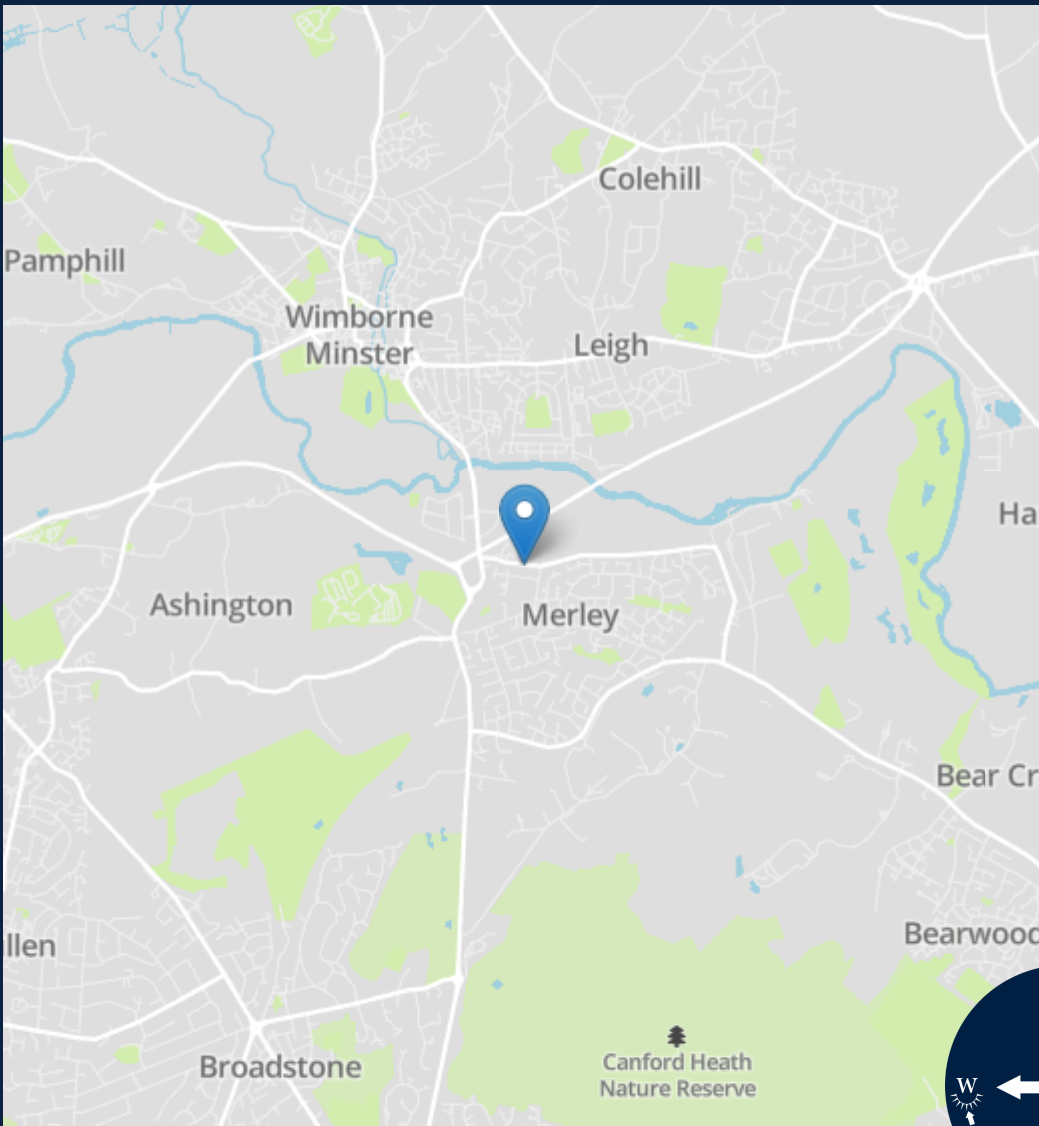


GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.





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