



Asking Price

£695,000

LEIGH ROAD, WIMBORNE, DORSET BH21 2AA

Freehold



- ◆ DETACHED VICTORIAN HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ TASTEFULLY RESTORED THROUGHOUT
- ◆ SCOPE AS A HOME/INCOME PROPERTY
- ◆ GENEROUS OFF ROAD PARKING
- ◆ DOUBLE GARAGE
- ◆ DOUBLE GLAZED
- ◆ GAS FIRED HEATING
- ◆ SOLE AGENTS



A charming Victorian home which has been thoughtfully restored throughout boasting generous accommodation as well as off road parking, a double garage and within easy reach of Wimborne town centre.

Property Description

Built in 1889, the property is positioned within easy reach of Wimborne town centre and boasts well-proportioned and sympathetically restored accommodation which could suit a wide variety of purchasers. There is a formal living room, gentleman's study, dining room, kitchen, utility, cloakroom and conservatory to the ground floor and there are three, double bedrooms and two bathrooms to the first floor. As well as the entrance hallway and feature return staircase, there is a further secondary staircase which gives independent access to one of the bathrooms and bedrooms, which would facilitate the accommodation being used as a home income proposition. The property has been tastefully restored with an exceptional level of detail, including period carpentry and a sympathetic, modern fitted kitchen. The window joinery has also been completely restored with modern double glazed panels framed in traditional wooden sash style units and the home benefits from a pressurised hot water and heating system, which is fed by a gas fired boiler.





Gardens and Grounds

The front garden is defined by a brick built wall and there is a brick blocked paved driveway to the right hand side of the home. The driveway leads to the rear of the property which has been entirely brick paved, providing generous off road parking in a courtyard environment. Towards the rear boundary there is a double garage with an up and over style door and there are a pair of wood-built gates, giving vehicular access from Welland Road.

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: 215.7 sq ft (2,322 sq m)

Heating: Pressurised gas boiler installed 4 yrs ago, serviced annually.

Glazing: Double glazed

Parking: Double garage, driveway leading to rear access

Garden: North facing

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

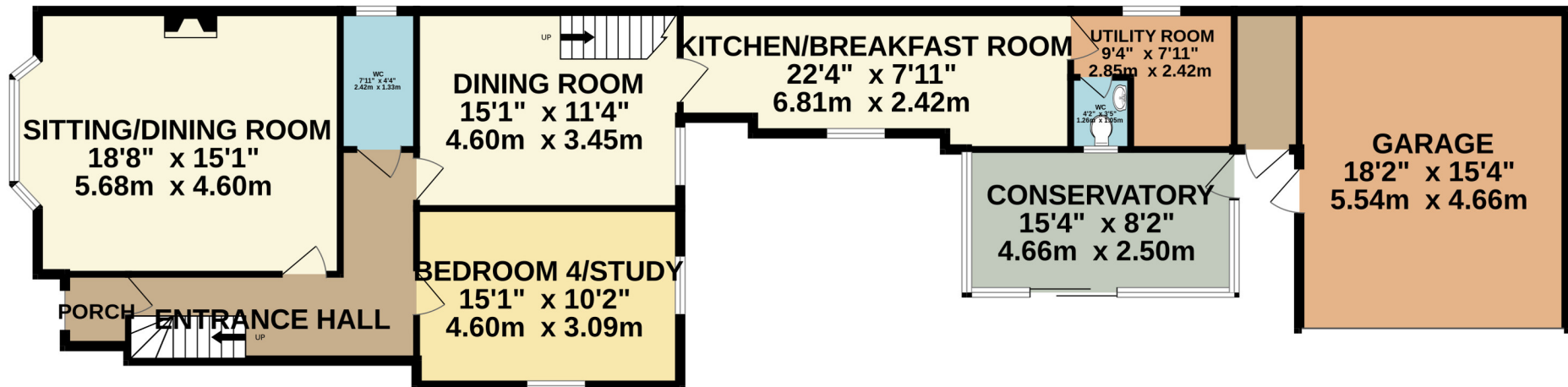
Local Authority: Dorset Council

Council Tax Band: E

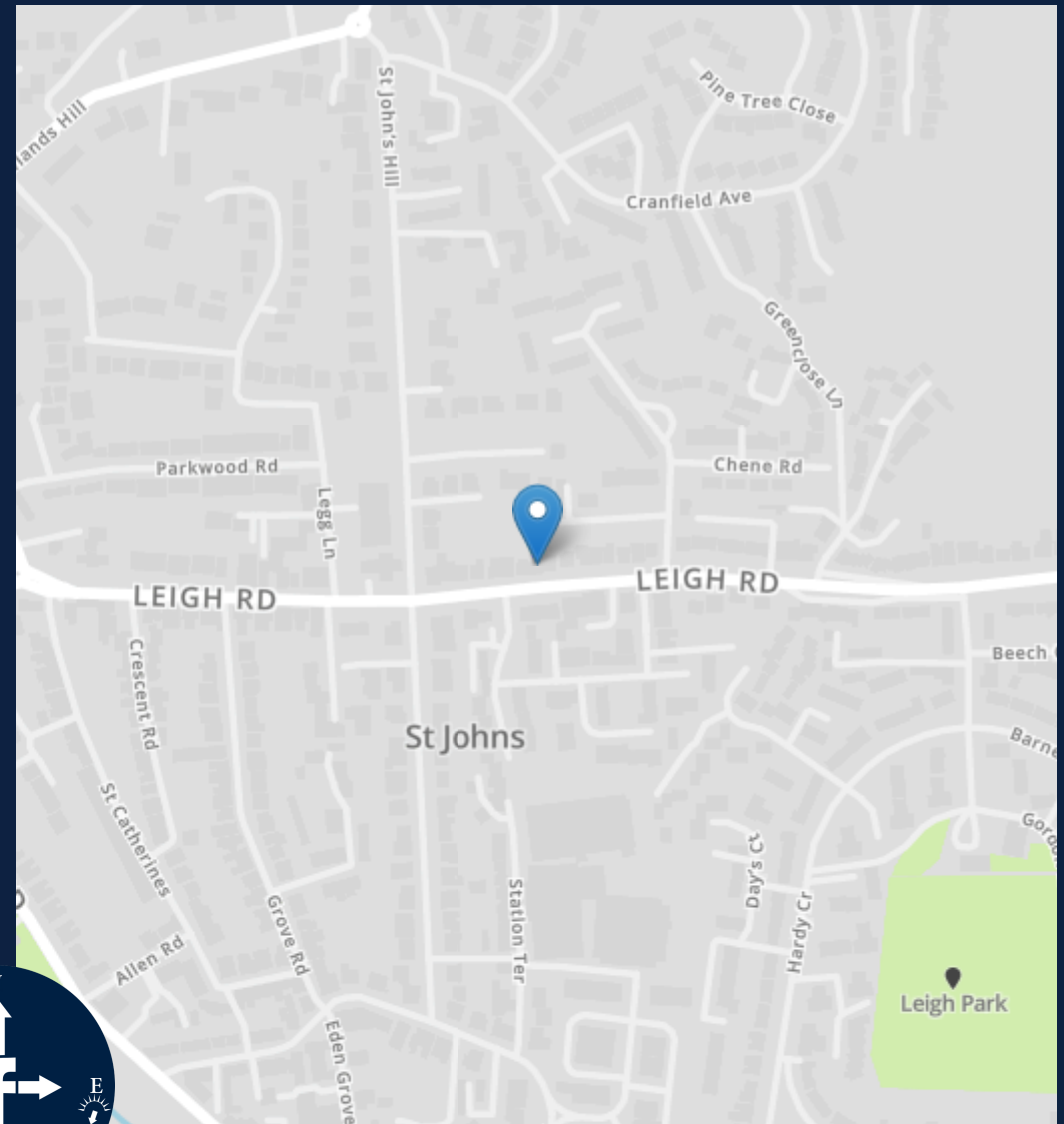
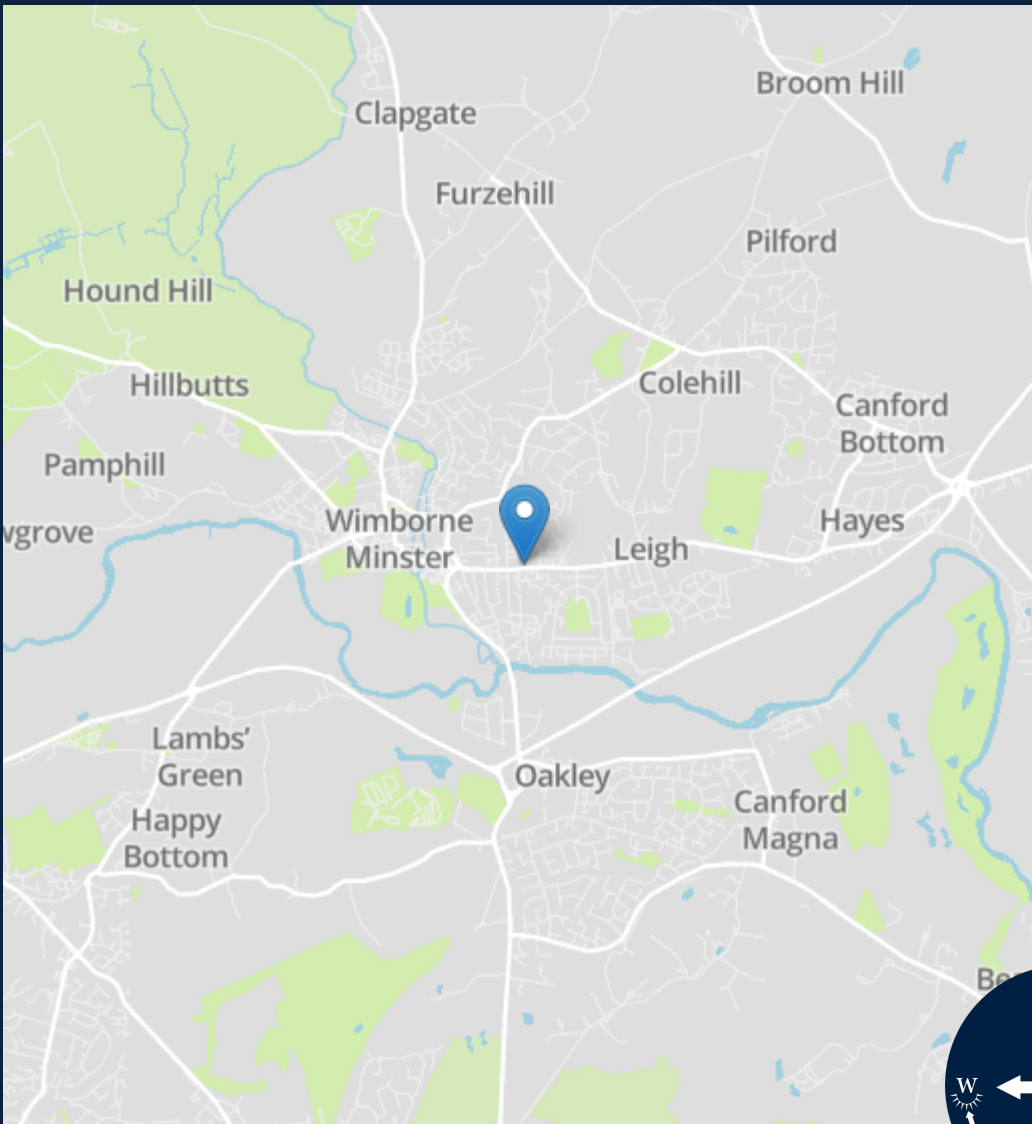




GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(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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