



Asking Price

£700,000

BELMONT, OAKLEY HILL, WIMBORNE BH21 1QH

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ THREE DOUBLE BEDROOMS
- ◆ SCOPE TO REINSTATE FOURTH BEDROOM
- ◆ ENSUITE FACILITY TO PRINCIPLE BEDROOM
- ◆ GENEROUS PLOT & OFF ROAD PARKING
- ◆ SCOPE TO EXTEND (STPP)
- ◆ PRIVATE REAR GARDEN
- ◆ VENDOR SUITED

An imposing, three/four bedroom, family home situated close to the River Stour as well as the Canford Estate, and boasting a generous and private plot within walking distance of Wimborne Town Centre. Scope to extend (STPP).

Property Description

The home sits at the foot of Oakley Hill adjacent to a public footpath which leads straight to the Canford Estate and sits along side the River Stour. Positioned centrally on its plot the home's accommodation comprises a triple aspect living room, kitchen with breakfast area, study, cloakroom and utility to the ground floor and there are three double bedrooms and two bathrooms to the first floor. The master bedroom suite has been formed by combining two bedrooms, and this could easily be split back to create four formal bedrooms. Furthermore, the home has already been sympathetically extended on the ground floor and there is, in our opinion, scope for the home to be extended further (STPP). The home has also been double glazed, has full cavity insulation and benefits from gas fired heating as well as an electrically operated Aga.





Gardens and Grounds

The front garden has been landscaped and a large tarmacadam parking area formed, which can be accessed from the in-and-out style driveway. An attached tandem garage is positioned to the right hand side of the home and to the left hand side there are a pair of wooden gates, which denote access to the side of the property, where there is an area of hard standing, ideally suited to motorhome or caravan storage. The rear garden is primarily laid to a kept lawn and surrounding flower beds there is a stepped patio area which spans the entire rear elevation of the home. There is a summerhouse, as well as two garden sheds and a greenhouse. The garden is well stocked and a selection of mature bushes and fencing clearly denote the boundaries, as well as providing an excellent degree of privacy.

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: 1820 sq ft (169.1 sq m)

Heating: Gas fired (7 years old) serviced annually

Glazing: Double glazed

Parking: In & out driveway and tandem garage. 9 spaces.

Garden: South and East facing

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

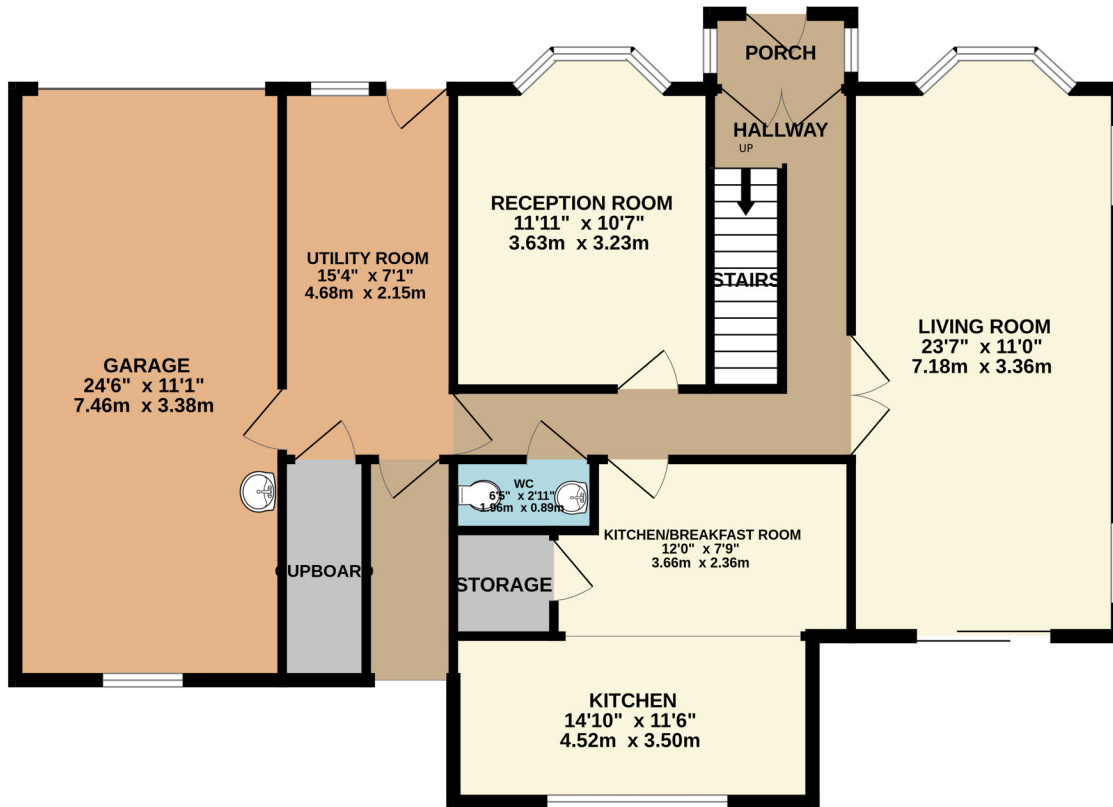
Local Authority: BCP Council

Council Tax Band: F

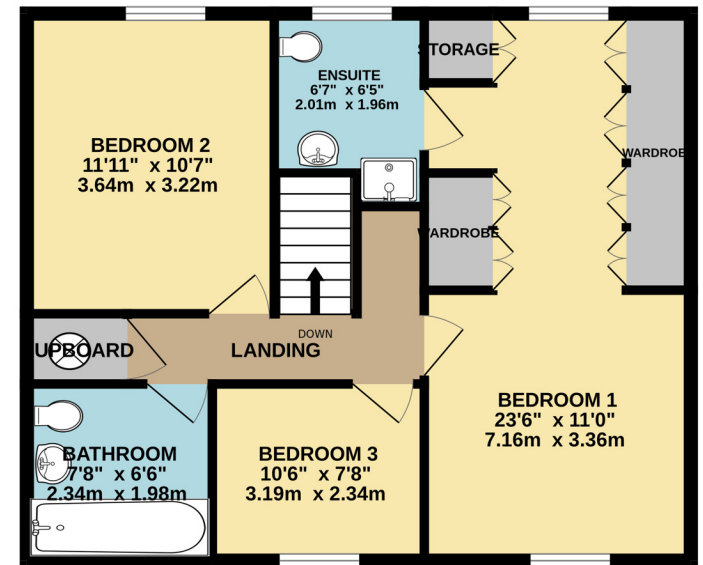




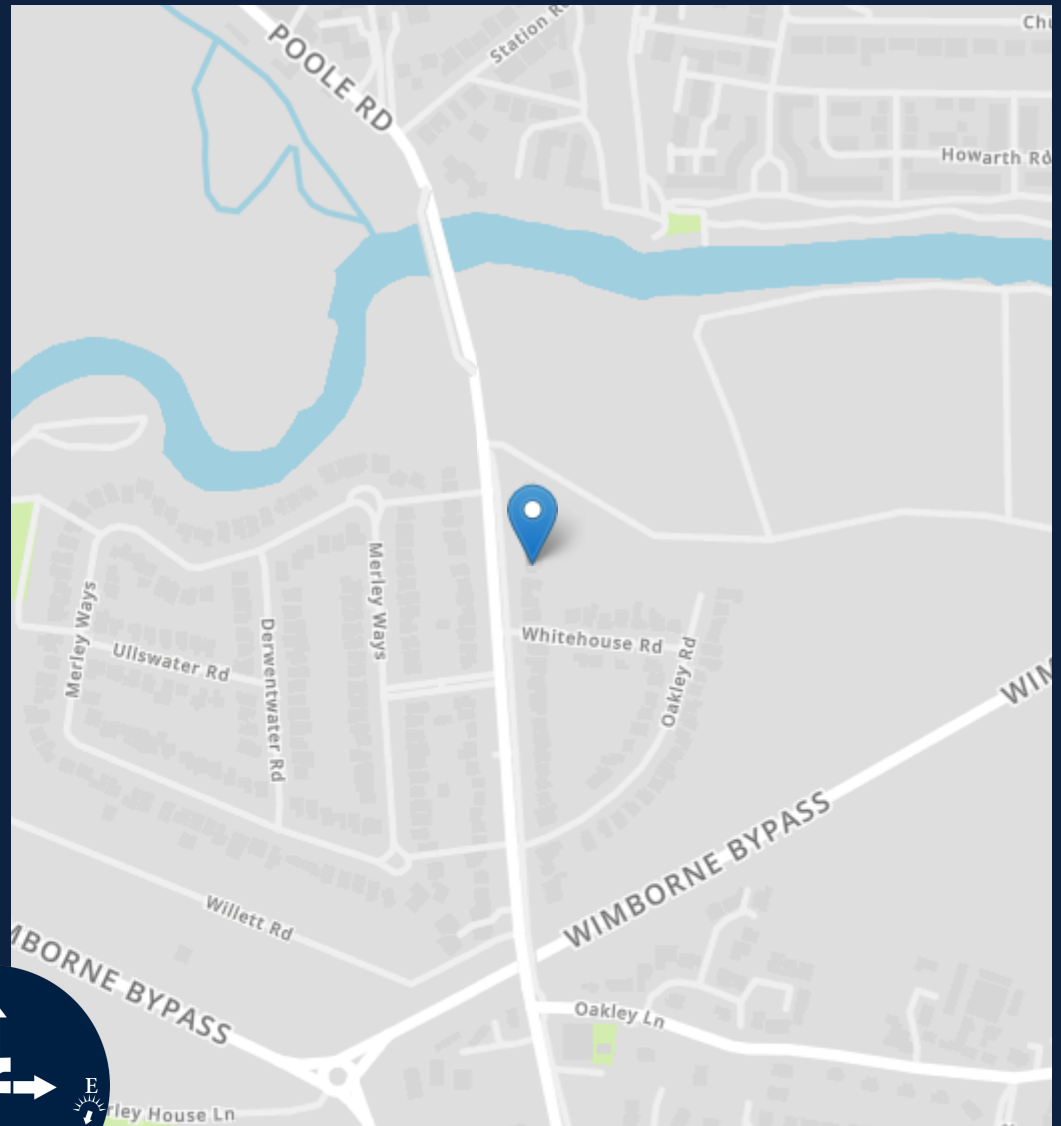
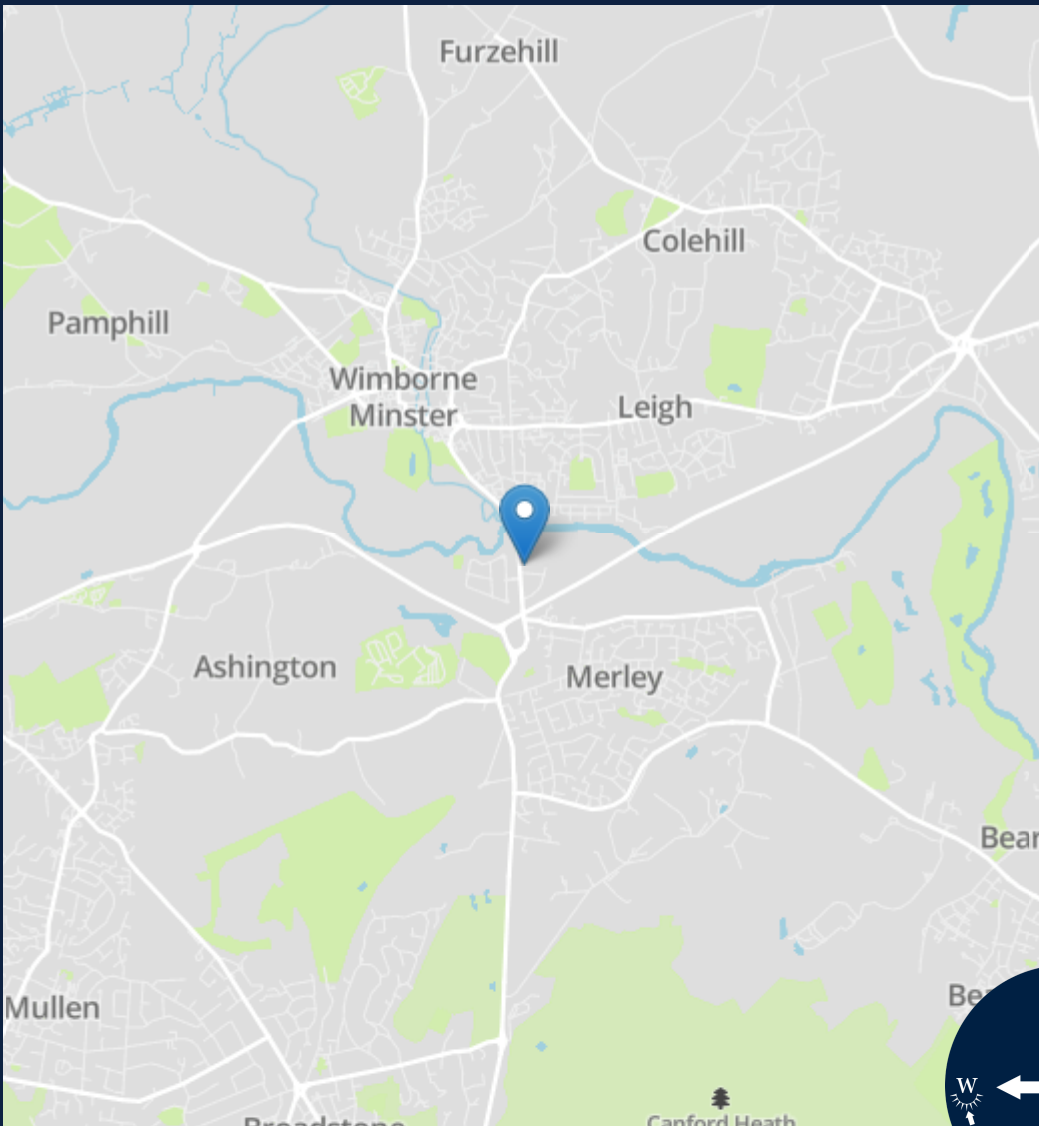
GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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 Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000