



*Asking Price*

£475,000

STANBRIDGE COTTAGES, WIMBORNE BH21 4JD

Freehold







- ◆ **RURAL POSITION ON THE FRINGES OF WIMBORNE**
- ◆ **SEMI DETACHED HOUSE**
- ◆ **THREE BEDROOMS**
- ◆ **GENEROUS PLOT**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **DETACHED GARAGE AND WORKSHOP**

A semi-detached, three bedroom, home set within this small hamlet on the fringes of Wimborne and boasting a generous garden as well as scope to be able to extend (STPP).

## Property Description

We believe the property was built in 1923 and the current vendors have resided over the property for the last 50 years. The accommodation comprises a living room, dining room, kitchen, lean-to style conservatory and cloakroom to the ground floor and there are three double bedrooms and a family bathroom to the first floor. The property is double glazed throughout and has electrically operated heating. Given the size of the plot it is our opinion that the home could be extended considerably, should a purchaser wish (STPP).









## Gardens and Grounds

The property sits in a generous plot which is approaching a quarter of an acre and has been meticulously cared for to create an enjoyable environment, ideal for those who are green fingered. There is a formal lawn with a working garden area beyond, and to the side of the property there is a further garden area which is well established and well secluded. Adjacent there is a generous detached garage and workshop with power and light as well as an inspection pit and there is a wood built garden shed and greenhouse.

## 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: 1068 sq ft (99.2 sq m)

Heating: Electric radiators

Glazing: Double glazed

Garden: South West

Parking: Parking for 8, & Detached garage

Loft: 25% boarded, lighting & ladder installed

Main Services: Electric, water, telephone

Council Tax Band: D

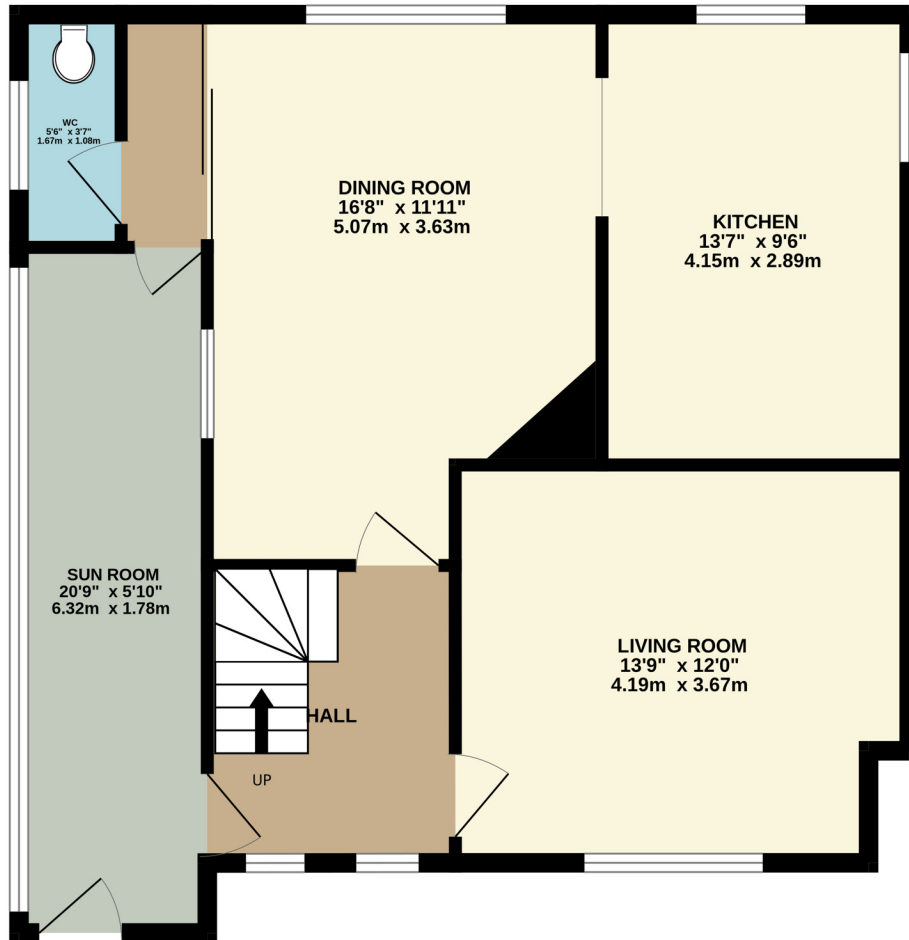




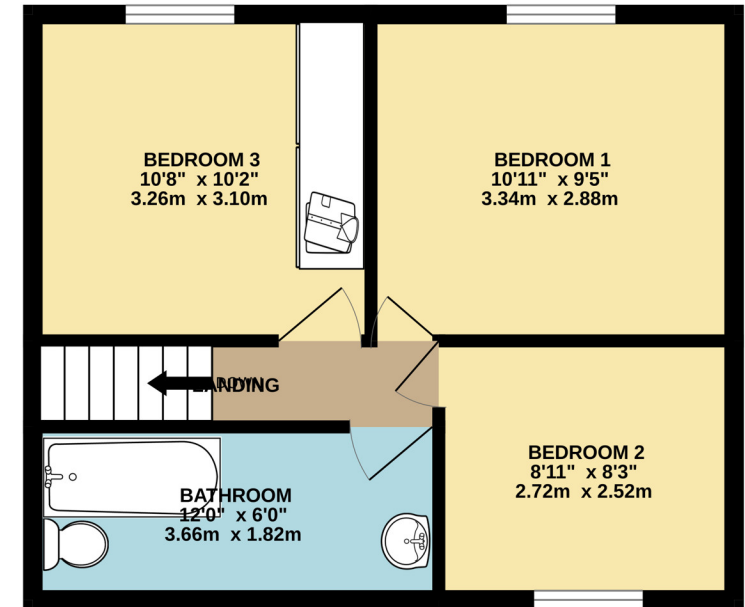




GROUND FLOOR  
693 sq.ft. (64.3 sq.m.) approx.

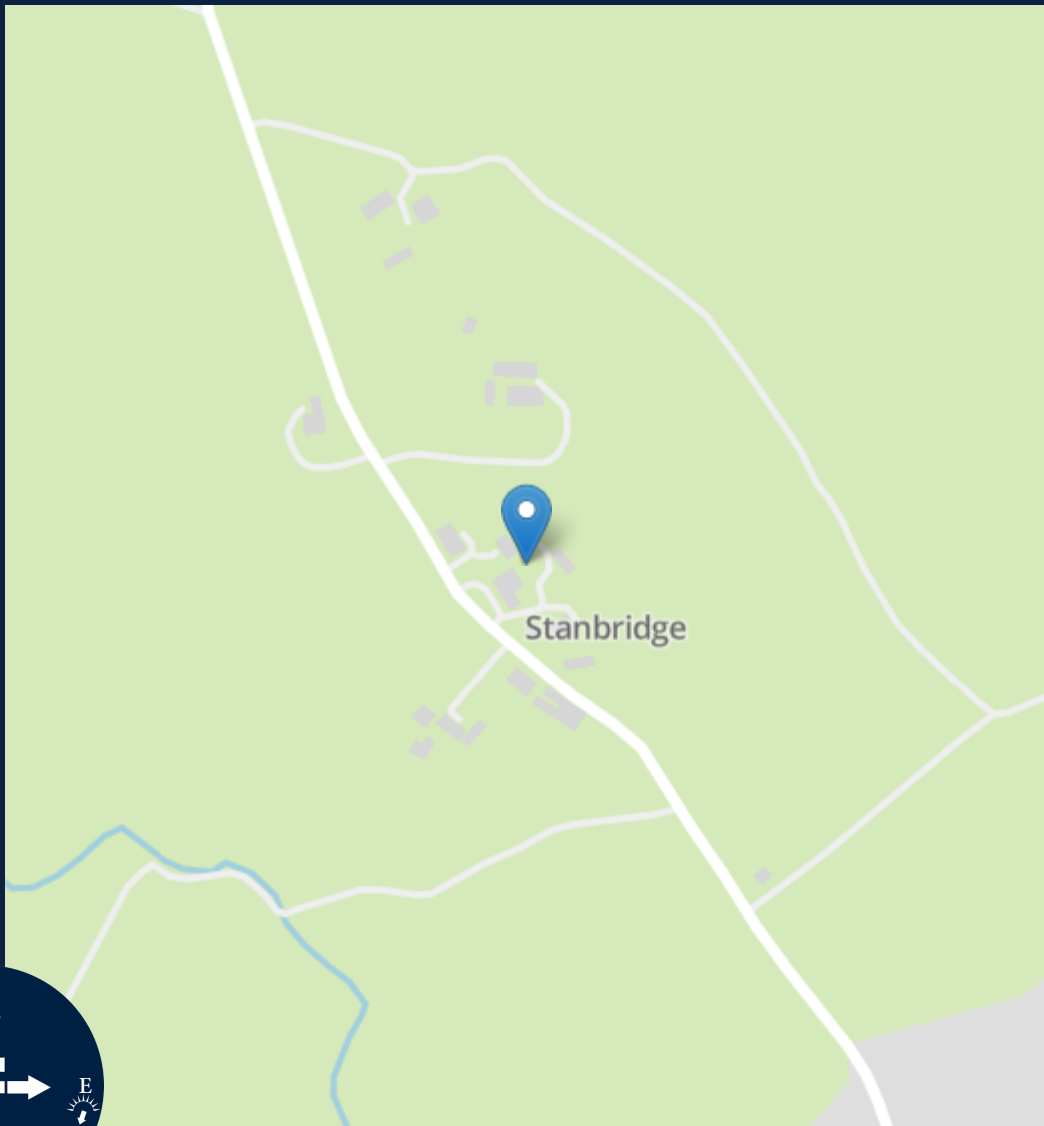
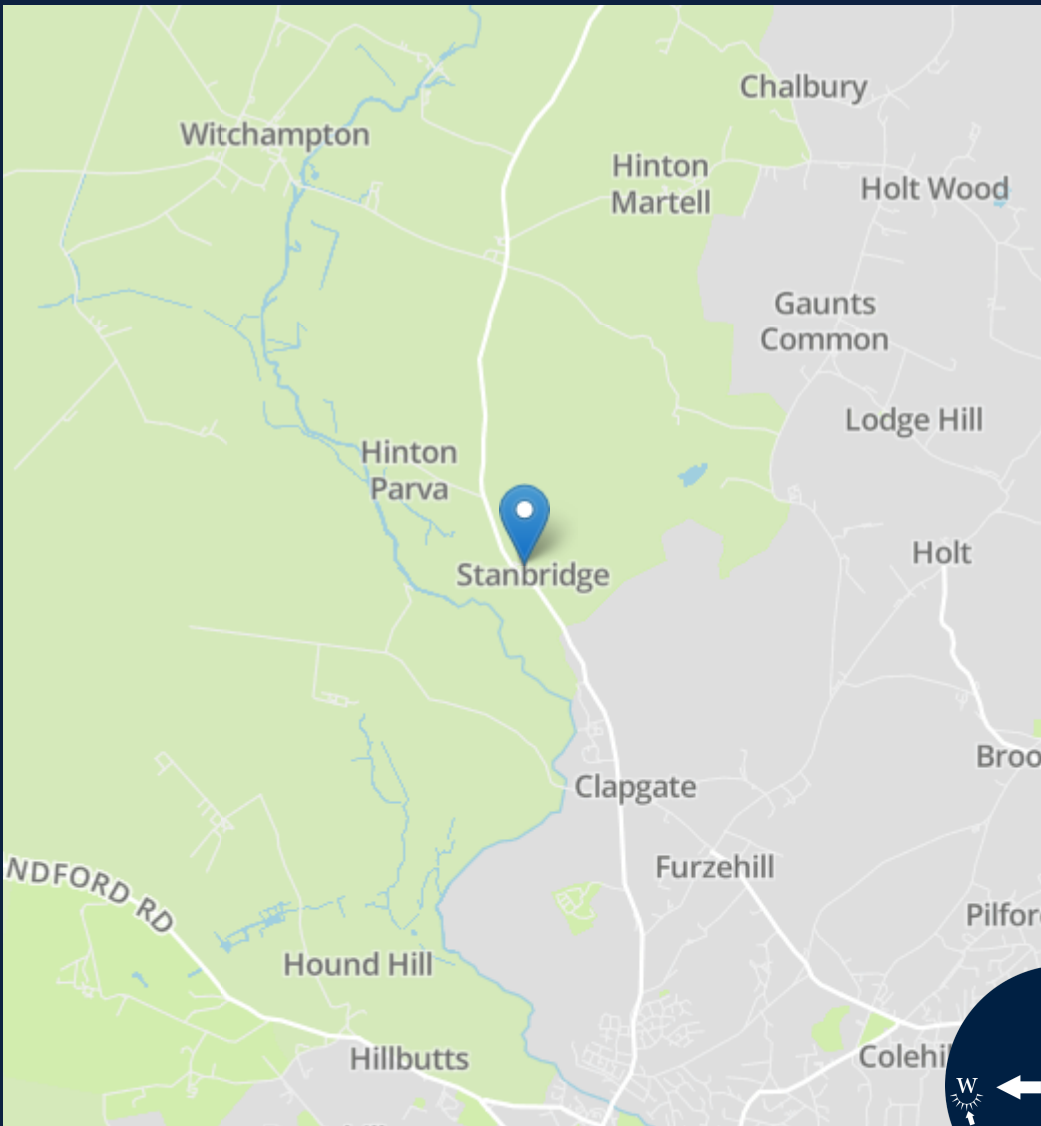



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		26
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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