



*Offers In Excess Of*

**£500,000**

BUCKTHORN LANE, WIMBORNE BH21 4FG

Freehold



- ◆ **DETACHED FAMILY HOME**
- ◆ **FOUR DOUBLE BEDROOMS**
- ◆ **ENSUITE FACILITY**
- ◆ **DETACHED SINGLE GARAGE**
- ◆ **GENEROUS WESTERLY GARDEN**
- ◆ **OFF ROAD PARKING**
- ◆ **NO FORWARD CHAIN**
- ◆ **SOLE AGENTS**
- ◆ **WALKING DISTANCE TO WIMBORNE FIRST SCHOOL**



A well proportioned, detached, four bedroom, family home situated within the popular new development of Cranborne Chase, boasting an en-suite facility, detached garage, generous garden and being offered without a forward chain.

### **Property Description**

Buckthorn Lane sits towards the southerly edge of this popular extension of Wimborne, with this particular phase of the development having been completed by Bellway Homes. The accommodation comprises a double aspect living room, a generous kitchen with breakfast area and cloakroom to the ground floor and there are four double bedrooms, an en-suite facility and family bathroom to the first floor. Furthermore, the home benefits from being entirely double glazed throughout, has gas fired heating and is being offered with the benefits of the residual builder's guarantee.





## Gardens and Grounds

The front garden is laid to lawn and there is a young hedge starting to establish. The driveway is to the left of the property and offers parking for two vehicles in tandem, and in turn provides access to the detached single garage.

## 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 dating back over 50 years 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. 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: Approx 1402 Sq ft (130.2sq m)

Heating: Gas fired (pressurised) serviced annually

Glazing: Double glazed

Parking: Detached single garage and tandem driveway parking

Loft: Yes. No ladder installed.

Garden: West facing

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

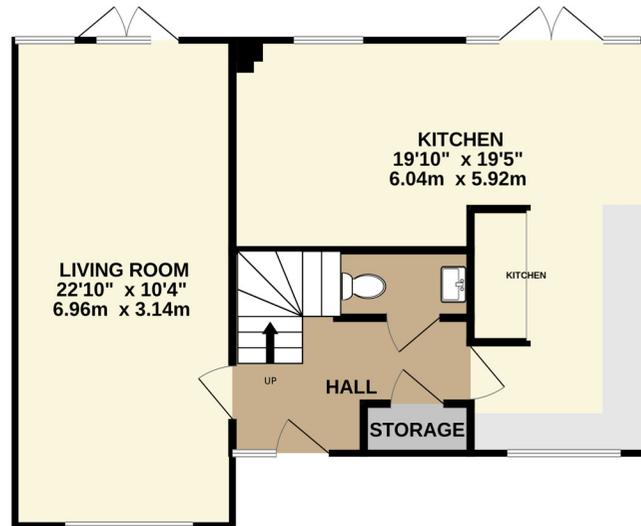
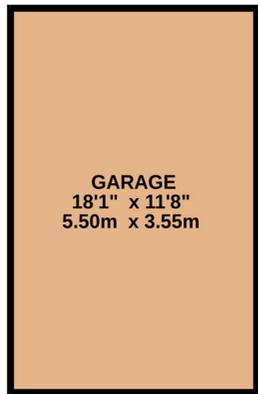
Local Authority: Dorset Council

Council Tax Band: E

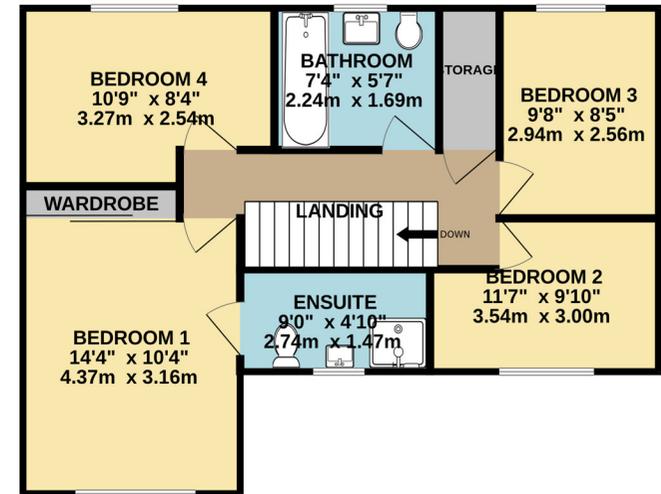




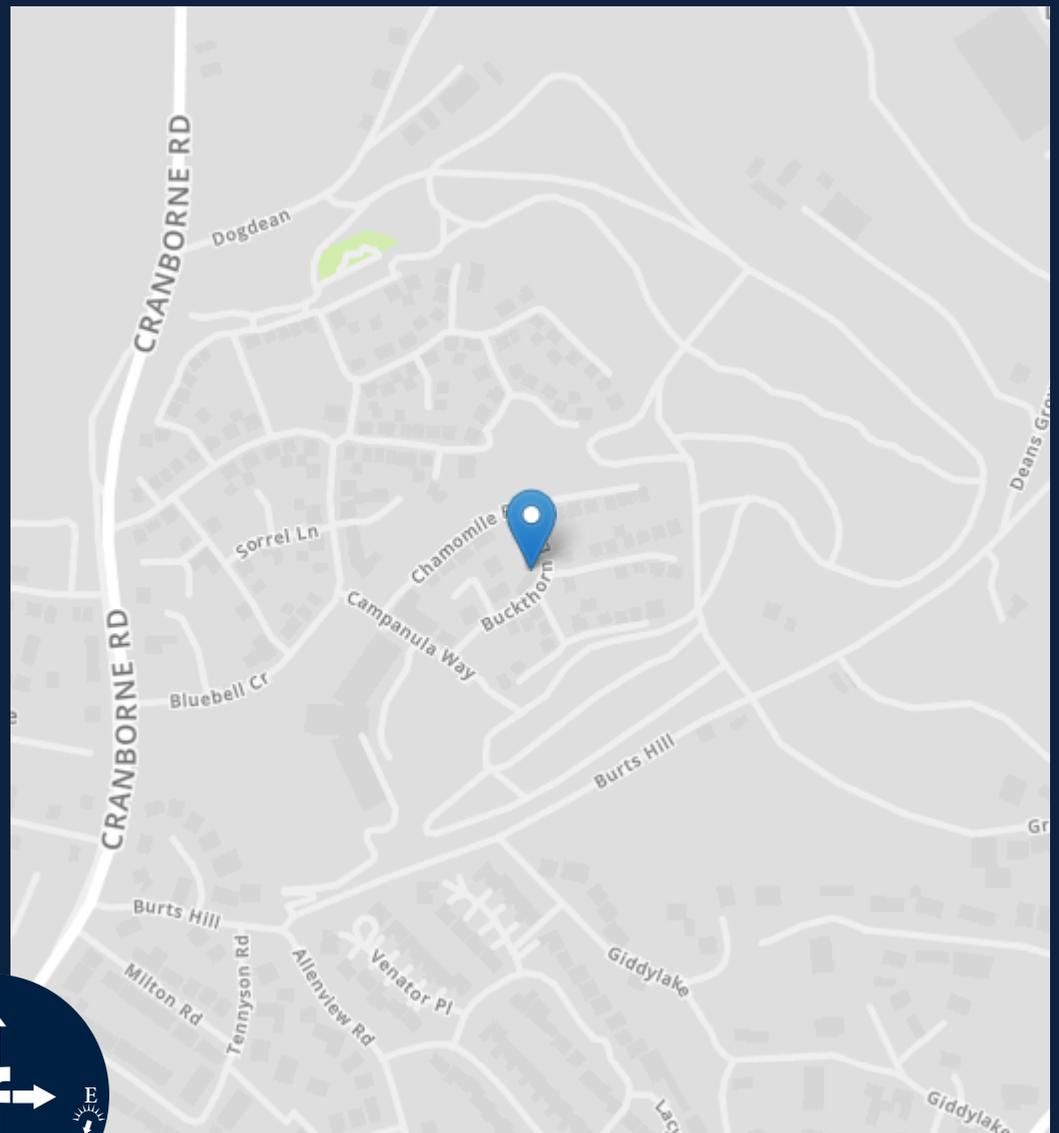
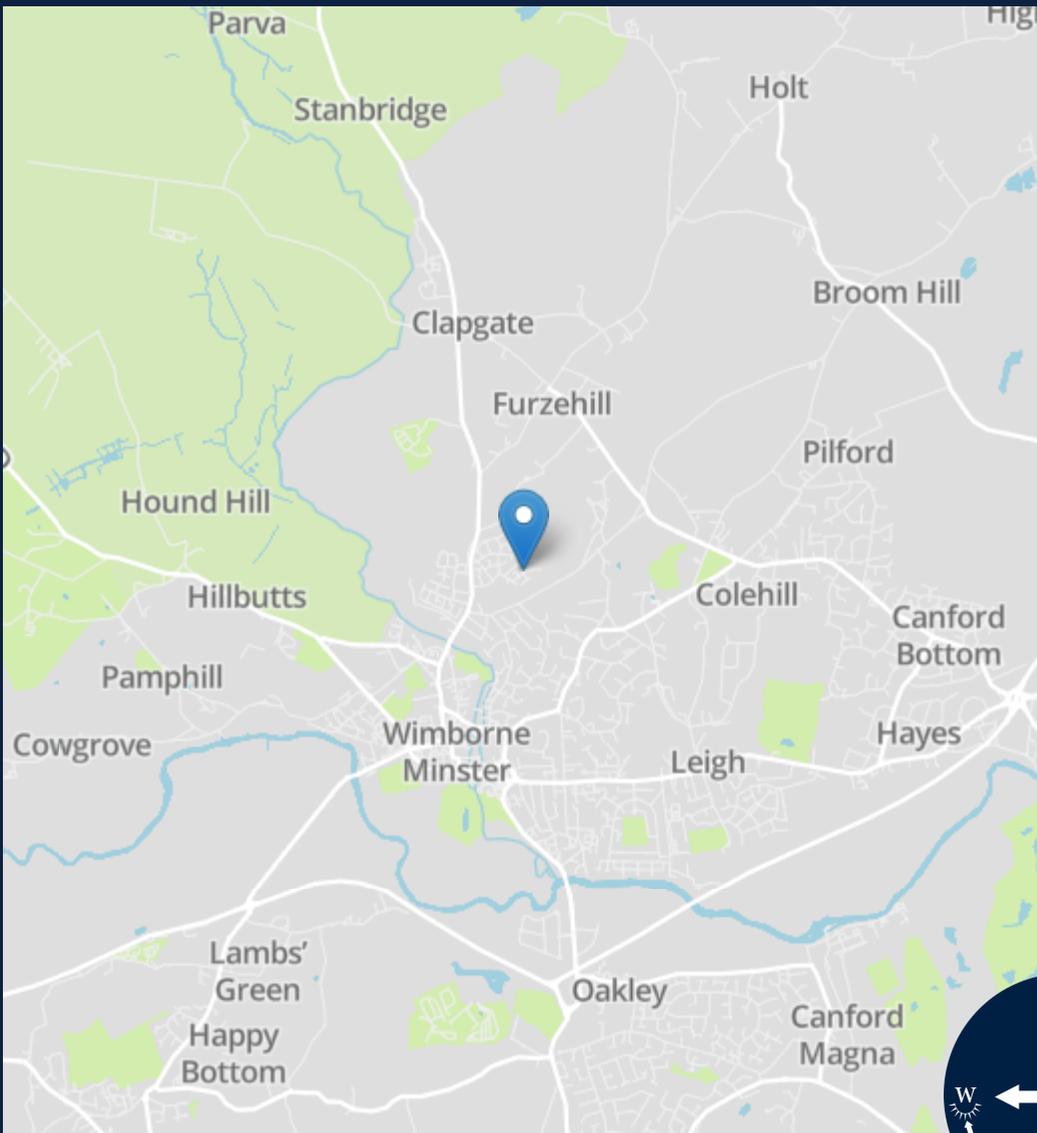
GROUND FLOOR  
828 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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+)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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