



*Guide Price*

**£740,000**

OAKLEY LANE, WIMBORNE BH21 1SF

Freehold







- ◆ NEW HOME
- ◆ LADY WIMBORNE DESIGN
- ◆ FOUR DOUBLE BEDROOMS
- ◆ THREE BATHROOMS
- ◆ WELL PROPORTIONED ACCOMMODATION
- ◆ SOLE AGENTS
- ◆ HOME PROOF BUILDERS GUARANTEE
- ◆ SPACIOUS SINGLE GARAGE

A new four bedroom, detached family home finished in the Lady Wimborne style and boasting an attached garage, generous open plan living spaces, two en-suite facilities and benefiting from a 10 year policy with Home Proof through MC Warranty Services Ltd.

## Accommodation

Positioned on the edge of Merley close to Oakley Hill lies this charming new home which has been completed in the Lady Wimborne style, whilst blending contemporary living to form this versatile family property. The accommodation has been sympathetically designed and the ground floor comprises a generous reception hallway, large open plan lounge/dining room, fully fitted kitchen, family study, separate utility and cloakroom. There is a feature return staircase which provides access to the first floor where there are four well-proportioned double bedrooms, of which two benefit from en-suite facilities, as well as a family bathroom. The home is entirely double glazed throughout and there is an air-source heat pump supplying hot water and domestic heating throughout the home via underfloor heating to the ground floor and period specific radiators to the first floor. The kitchen is fully integrated with a variety of Lamona and Bosch appliances and the home has been wired for a CAT5 network. Furthermore, the property benefits from a 10 year builders guarantee and all of the fitted appliances come with the benefit of their manufacturer's warranty.









## Gardens & Grounds

The driveway is laid to brick block paving suitable for two to three vehicles and in turn gives access to the attached spacious single garage, which benefits from power and light. There is a wood-built garden gate to the right hand side of the property which denotes access to the rear garden, which has been laid primarily to a kept lawn, with patio area spanning the rear elevation. The garden has an easterly orientation and the boundaries are clearly denoted by a variety of mature hedges, ornate walling and stock fencing.

## 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: 1647 sq ft (153 sq m)

Heating: Air source

Glazing: Double glazed

Parking: 2 and garage

Loft: No.

Garden: Easterly facing

Main Services: Gas, electric, drains, water

Local Authority: BCP Council

Council Tax Band: To be confirmed

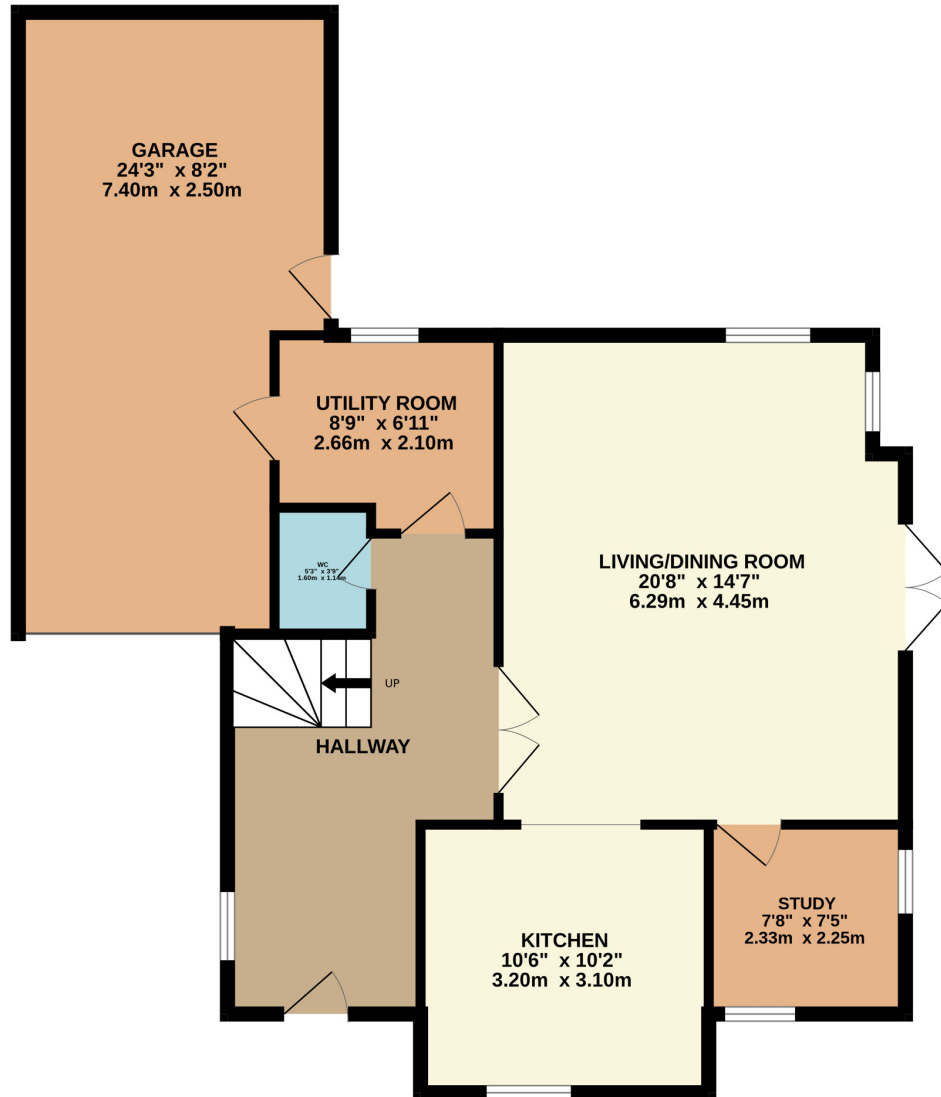




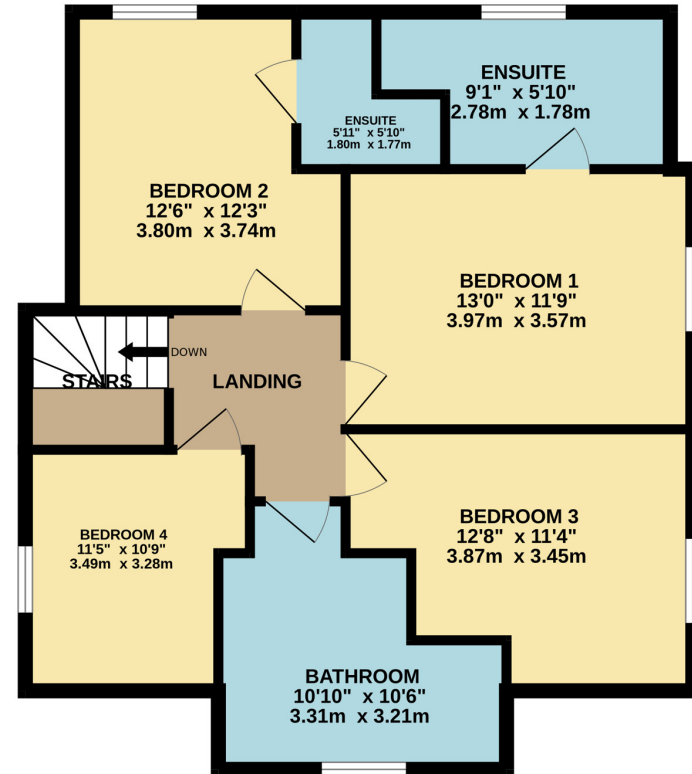




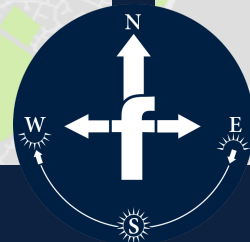
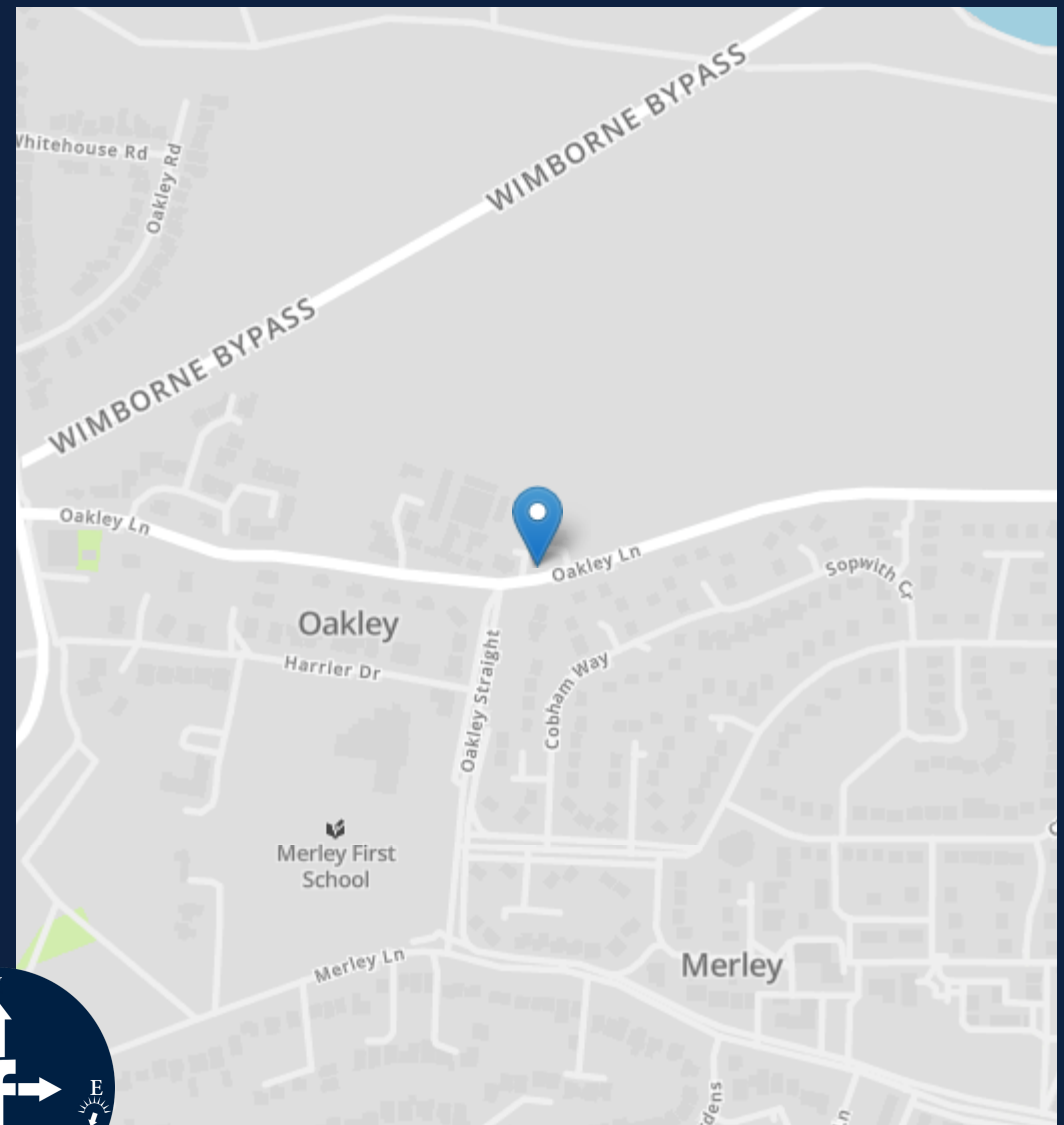
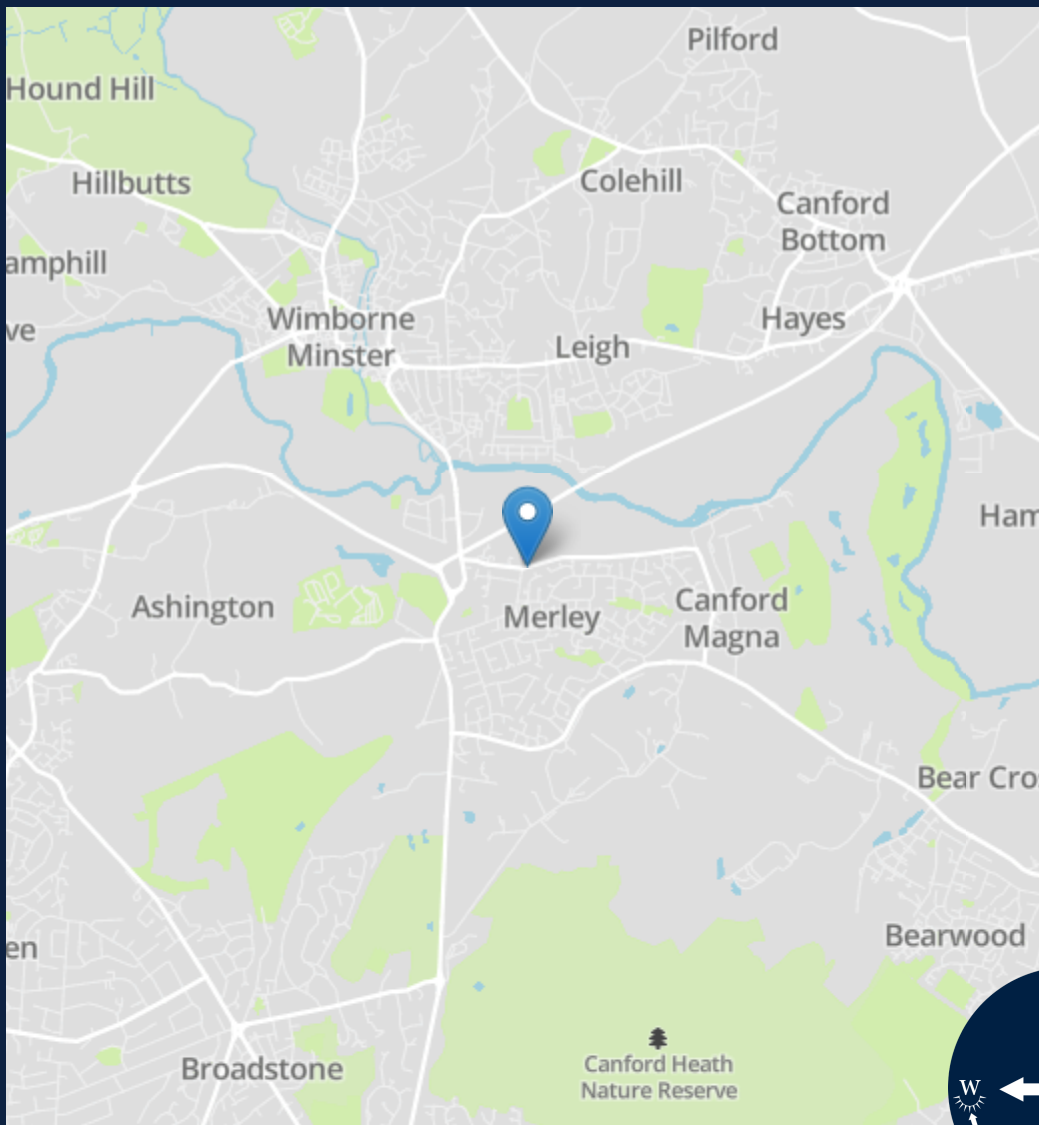
GROUND FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.







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