



*Offers In The Region Of*

**£585,000**

OAKLEY HILL, WIMBORNE, DORSET BH21 1QH

Freehold



- ◆ **FOUR BEDROOMS**
- ◆ **SEMI DETACHED CHARACTER HOME**
- ◆ **PRIVATE REAR GARDEN**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **ATTACHED GARAGE AND OFF ROAD PARKING**
- ◆ **VAULTED LIVING SPACE**
- ◆ **SOLE AGENTS**
- ◆ **EASY ACCESS TO A31**

A charming and versatile, four bedroom, character home boasting a private rear garden, generous open plan extension and retaining many of its original features as well as having scope for extension (STPP).

## Property Description

The property we believe was originally constructed in the 1930's and represents one of the original homes within Oakley Hill. The home retains many of its original features and the current custodian has meticulously maintained the property whilst being able to retain a lot of the home's charm and character. The accommodation comprises of two reception rooms, kitchen and cloakroom to the ground floor, with four double bedrooms and family bathroom to the first floor. A planning permission was sought in 2015 for the addition of a shower room and utility room. This extension spans the rear elevation and links the kitchen and one of the reception spaces, creating a contemporary open plan space which elevates the home to be able to accommodate some of today's living styles. Furthermore, there has previously been a planning permission granted to facilitate the conversion of the roof space into further bedroom accommodation and this, in our opinion, could be easily reinstated with a retrospective application. The home benefits from gas fired heating, as well as double glazing.





## Gardens and Grounds

The front garden is primarily laid to a kept lawn and there is a selection of mature shrub beds and borders. A new driveway has recently been installed and features a brick block paved parameter with dressed gravel inlays. This extends to the left hand side of the home which gives access to the attached large single garage, with an electrically operated up and over style door. The drive can easily accommodate three vehicles. The rear garden is mature in its nature which provides a natural degree of privacy from neighbouring homes, and there is a paved patio area spanning the rear elevation which is accessible from the vaulted garden room via generous bi-folding patio doors. The garden is primarily laid to a kept lawn and there is a wide variety of mature shrubs and bushes, clearly denoting the boundaries.

## 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. The Priest's House Museum and Gardens, Wimborne Model Town and its 1930's Art Deco Tivoli theatre all combine to make Wimborne a popular tourist attraction. The Town takes great pride in its appearance and often wins awards for its floral displays. Wimborne is well served by an excellent range of services for residents including doctors, 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. Wimborne is a popular consideration with prospective buyers looking to relocate to the East Dorset area.

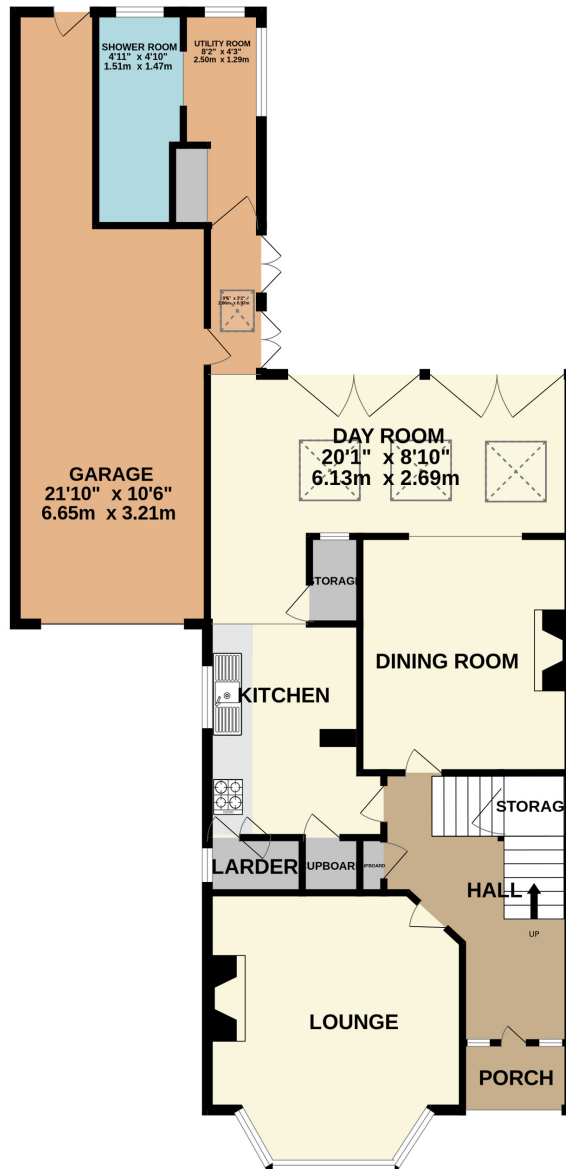


Size: 1798 sq ft (167.0 sq m)
Heating:Gas fired heating
Glazing:Mixed glazed
Parking:Driveway & single garage
Garden:North East
Main Services:Electric, water, gas, drains, telephone
Local Authority:BCP Council
Council Tax Band:D
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

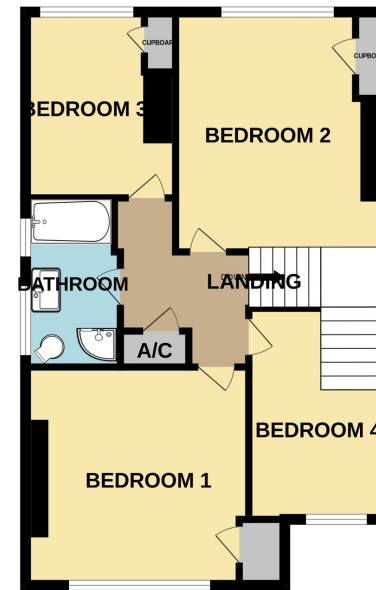


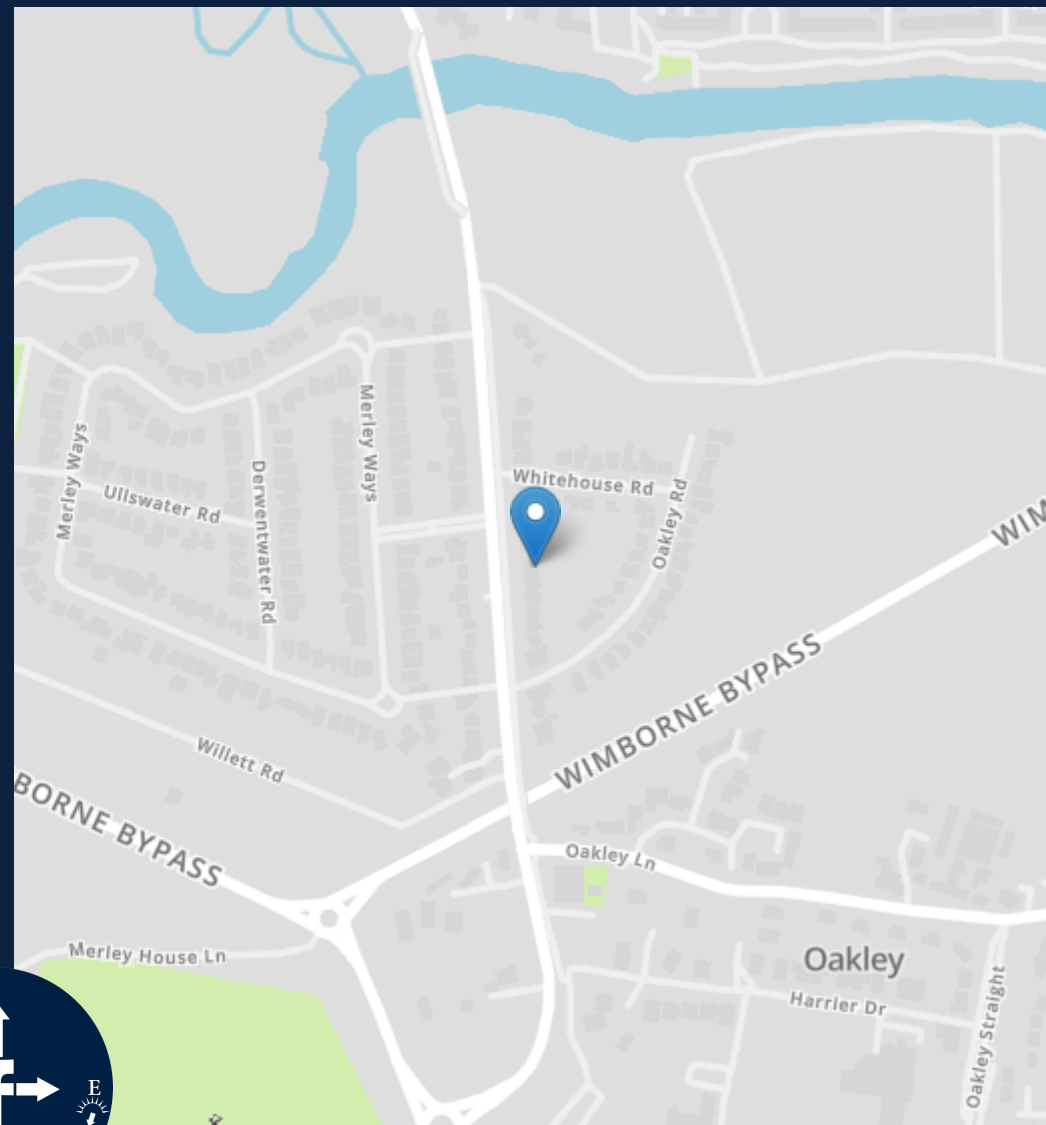
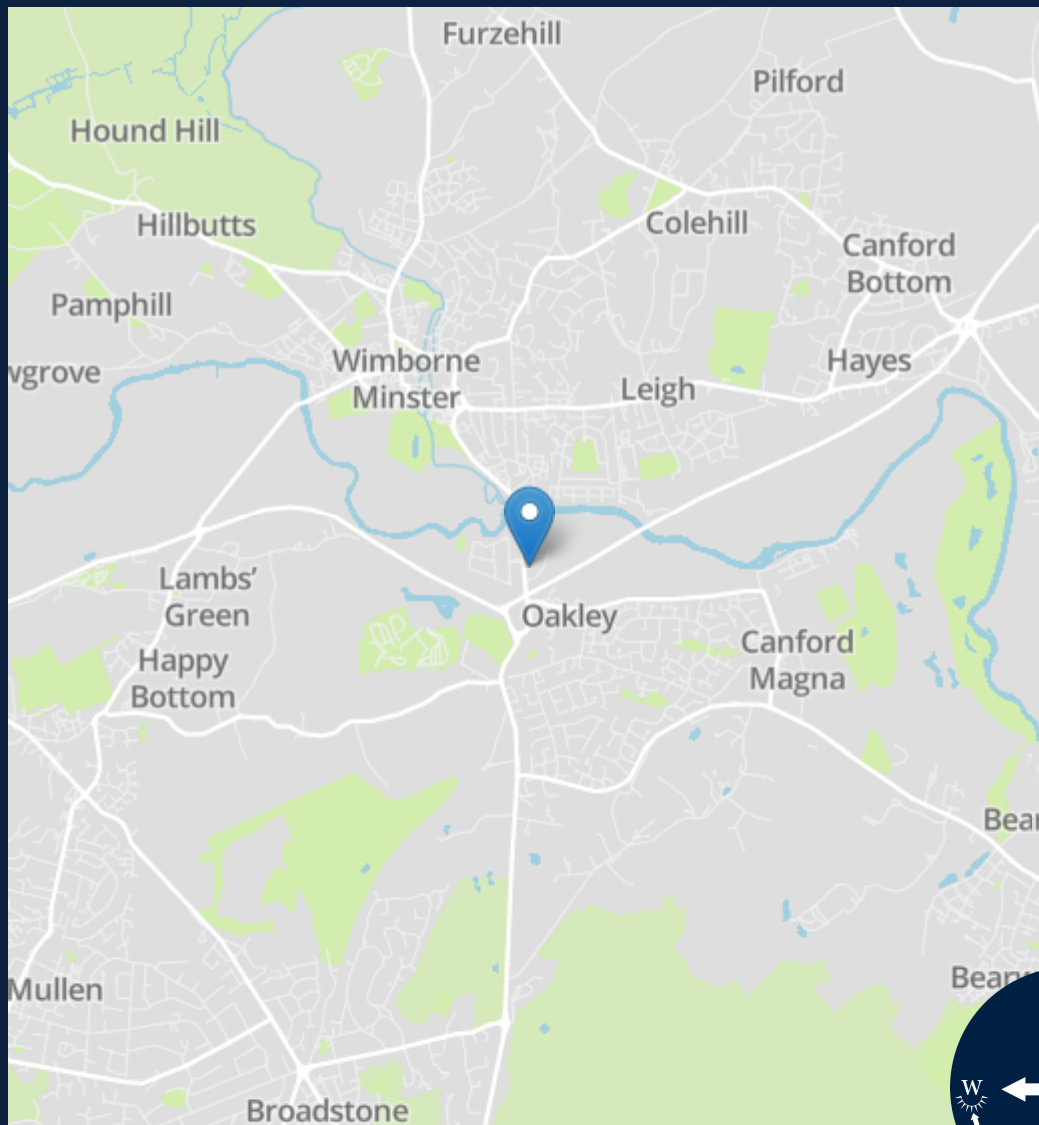


GROUND FLOOR  
1216 sq.ft. (112.9 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	72	
England, Scotland & Wales		
EU Directive 2002/91/EC		



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12 East Street, Wimborne,

Dorset, BH21 1DS

[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)

01202 880000