



Offers In Excess Of

£650,000

THE VINERIES, WIMBORNE, WIMBORNE BH21 2PY

Freehold



- ◆ DETACHED CHALET BUNGALOW
- ◆ FOUR DOUBLE BEDROOMS
- ◆ LARGE OPEN PLAN LIVING ROOM
- ◆ ADJOINING FARMLAND
- ◆ UNDER FLOOR HEATING AND DOUBLE GLAZING
- ◆ GENEROUS OFF ROAD PARKING
- ◆ QUIET RESIDENTIAL LOCATION
- ◆ RECENTLY REFURBISHED THROUGHOUT

An immaculately presented and versatile, four bedroom, chalet-style bungalow boasting generous accommodation and being positioned within a quiet residential location.

Property Description

The home is positioned towards the northerly edge of The Vineries which was once utilised as a nursery during World War II. This popular location offers a quiet and peaceful environment for retirees and families alike, being a no through road, and has a slight elevation offering views towards Canford Magna and beyond. The accommodation comprises three double bedrooms and family bathroom on the ground floor, with Lusso luxury fittings (15 yr warranty) including a rainfall shower. A generous open plan living space spans the rear elevation with full width bi-folding doors to the rear garden. The modern kitchen links the living and bedroom accommodation and boasts branded appliances, such as Neff Hide and Slide oven and 3 in 1 instant hot water tap. There is a generous range of floor and wall mounted cabinets. The first floor offers a double bedroom and cloakroom facility, ideal as a guest suite, and the attached single garage has been converted into a studio with ensuite shower room. The accommodation is complimented by underfloor heating, with new electrics installed in 2022, also double glazing throughout and smart lighting features.





Gardens and Grounds

The front garden is primarily laid to a dressed gravel driveway and there is a paved patio leading to the front door, which is positioned on the right hand side elevation. The driveway leads up the left hand side of the property, providing an abundance of off road parking, which would be ideal for a motorhome or vehicular storage.

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: 1449 sq ft (134.6 sq m)

Heating: Gas fired (combi) Newly installed 2022/serviced annually. 8 yr warranty.

Glazing: Double glazed

Parking: Driveway

Garden: North facing

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

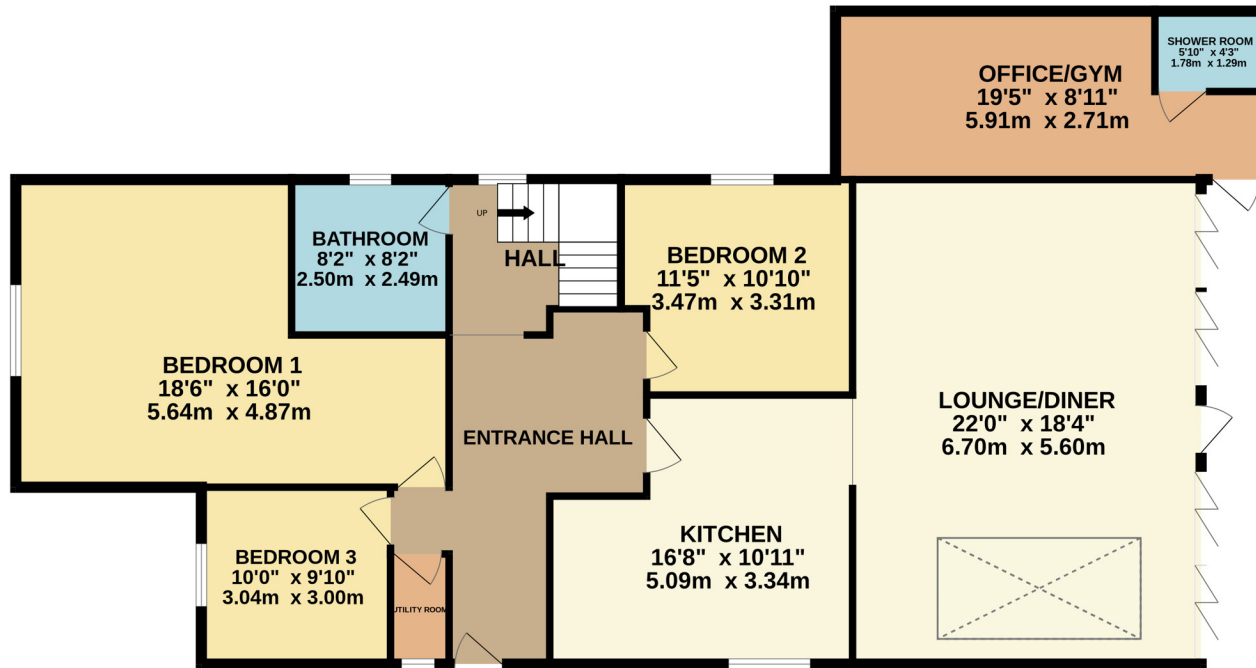
Local Authority: Dorset Council

Council Tax Band: E

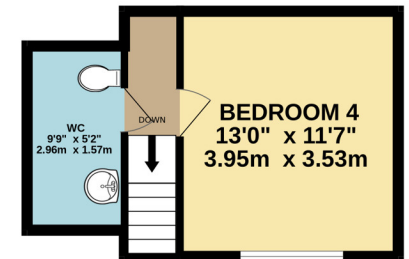




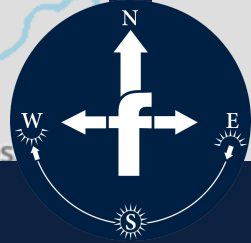
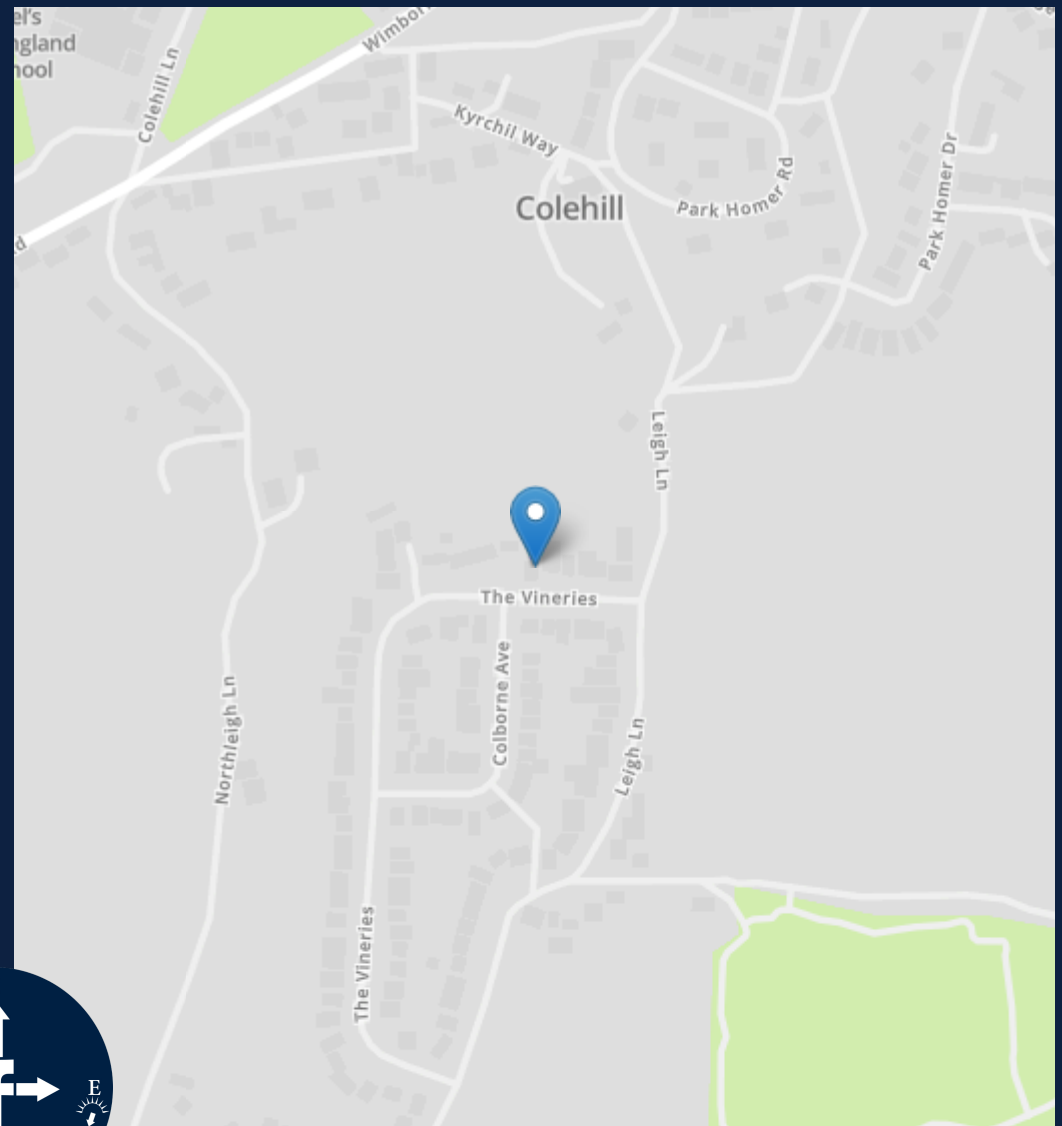
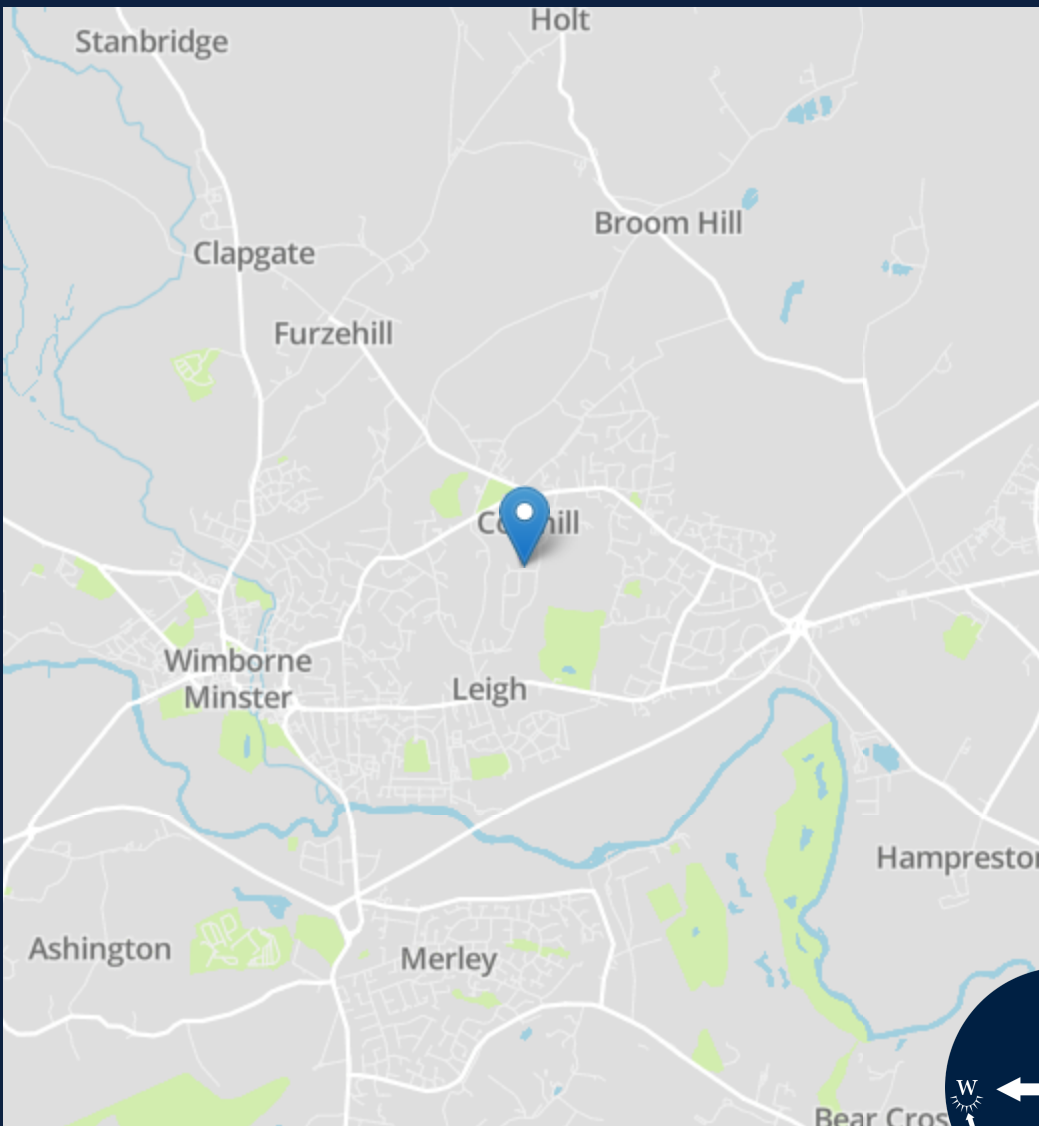
GROUND FLOOR
1708 sq.ft. (158.7 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	83
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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