

*Asking Price*

£550,000

HORNBEAM WAY, WIMBORNE BH21 2QE

Freehold







- ◆ DETACHED FAMILY HOME
- ◆ FOUR BEDROOMS
- ◆ ELEVATED POSITION WITH VIEWS
- ◆ GAS FIRED HEATING
- ◆ DETACHED SINGLE GARAGE
- ◆ WELL PRESENTED THROUGHOUT
- ◆ MODERN FITTED KITCHEN
- ◆ PREFERRED SCHOOL CATCHMENTS
- ◆ SOLE AGENTS

A well presented, detached, four bedroom, family home positioned within easy reach of Wimborne town centre and offering elevated views towards Canford as well as a secure detached garage and generous off road parking.

## Property Description

The home is positioned within the heart of the popular and sought after Highland Park development which is within walking distance of the town centre and this particular property sits on an elevated corner plot which affords the home southerly views across Wimborne and beyond towards Canford Magna. The accommodation is well proportioned throughout and the front door leads to an inviting reception hallway which features an engineered oak floor. The kitchen is located to the left hand side of the hallway with a triple aspect the front side and rear of the home and has been fitted out with a versatile array of kitchen furnishings. The living room has a rear aspect and benefits from patio doors to the garden as well as a wood burning stove. Furthermore there is a second reception room with a front aspect which enjoys the far reaching views and the ground floor also benefits from a cloakroom. A return staircase leads to the first floor with a central landing space and there are four, evenly proportioned, bedrooms all served by a family bathroom which benefits from a separate shower cubicle and stand alone bath.









## Gardens and Grounds

There is a tarmacadam driveway suited to two vehicles which in turn gives access to a detached single garage with up and over style door. Pedestrian access to the right hand side of the property denotes access to the rear garden, which has been thoughtfully landscaped with raised borders, and is predominantly laid to a kept lawn. There is an seating and entertainment area adjacent to the lawn. Steps lead up to an area of hard standing which can be used for caravan or motor home storage and is accessible independently via a pair of wood built gates.

## 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: 1505 sq ft (139.9 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Parking: Driveway & detached single garage

Garden: North facing

Loft: Ladder installed, 75% boarded. Cavity wall insulation

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

Local Authority: Dorset Council

Council Tax Band: E

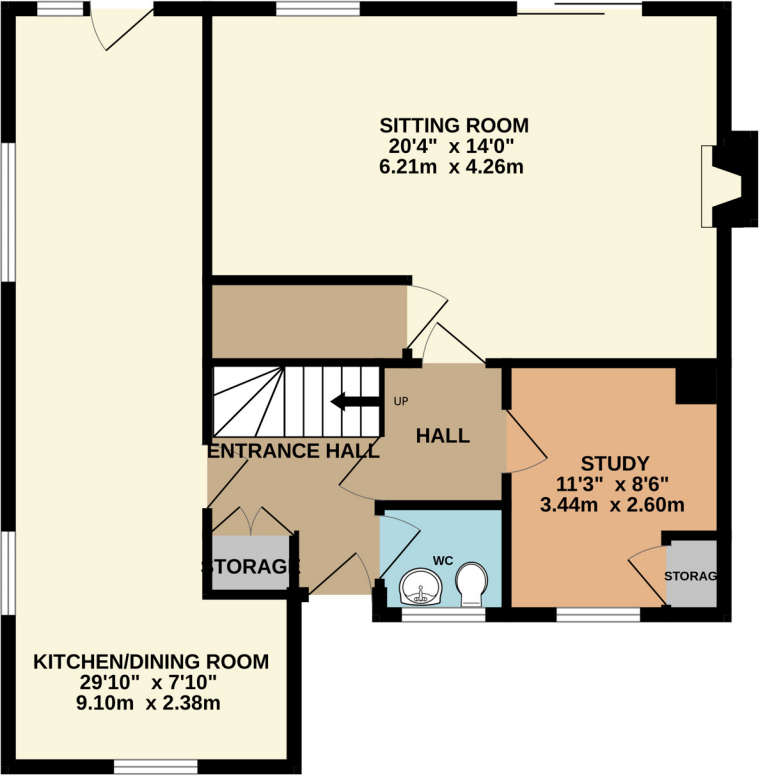




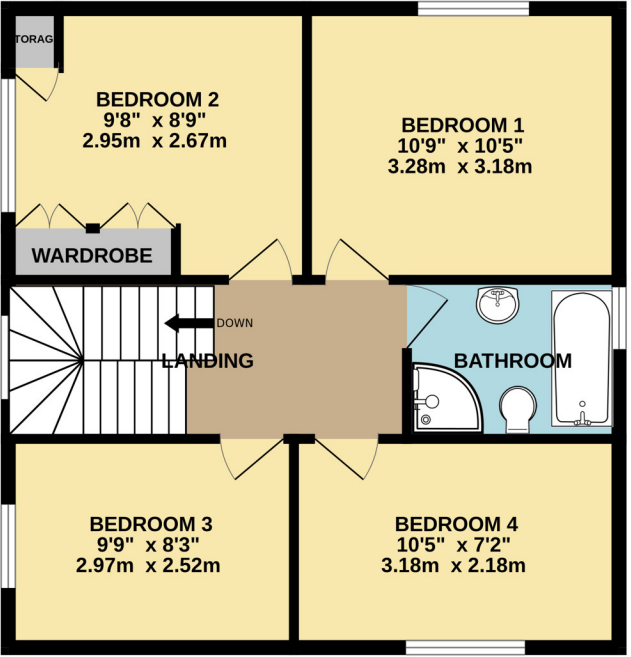




GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.

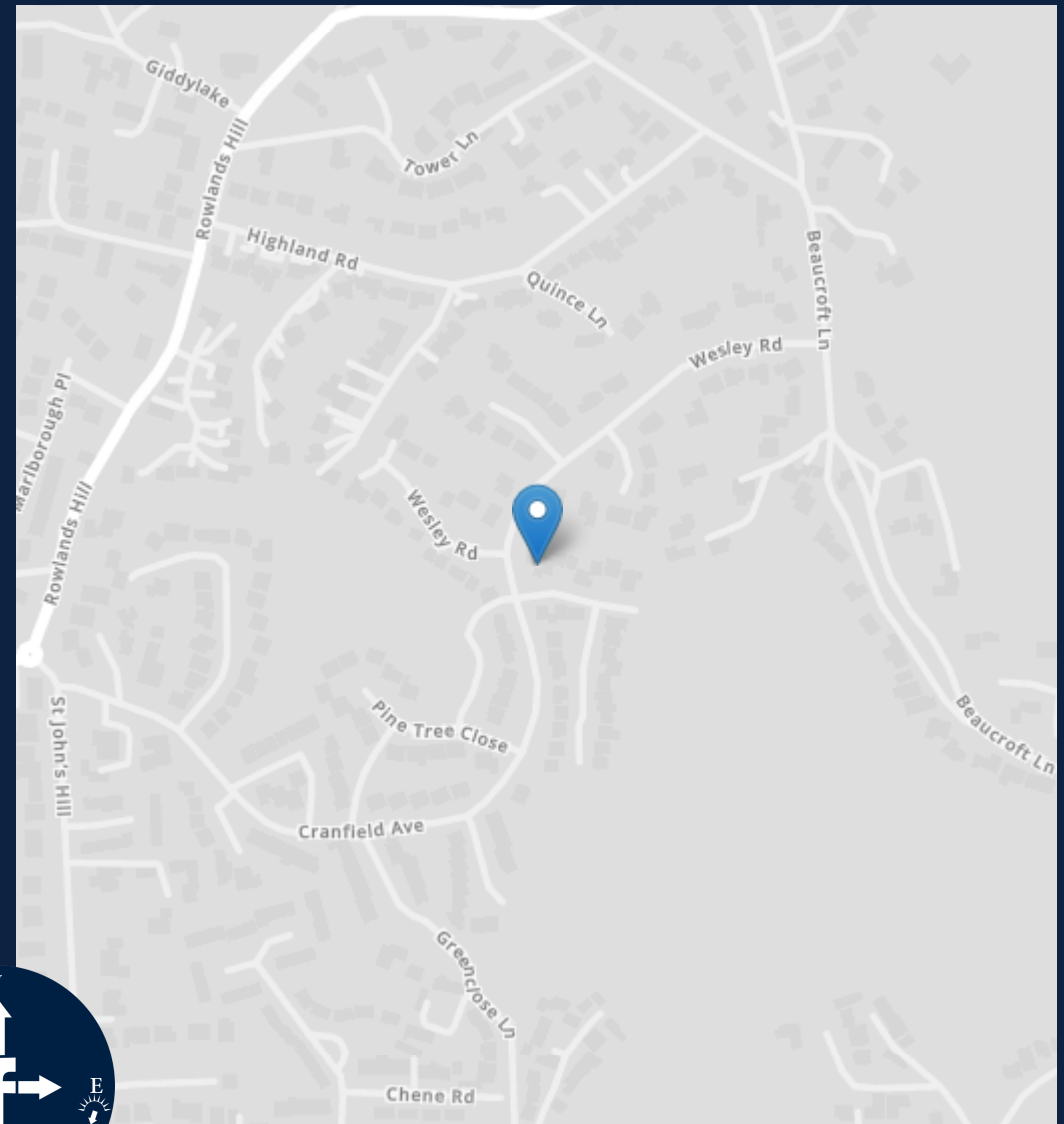
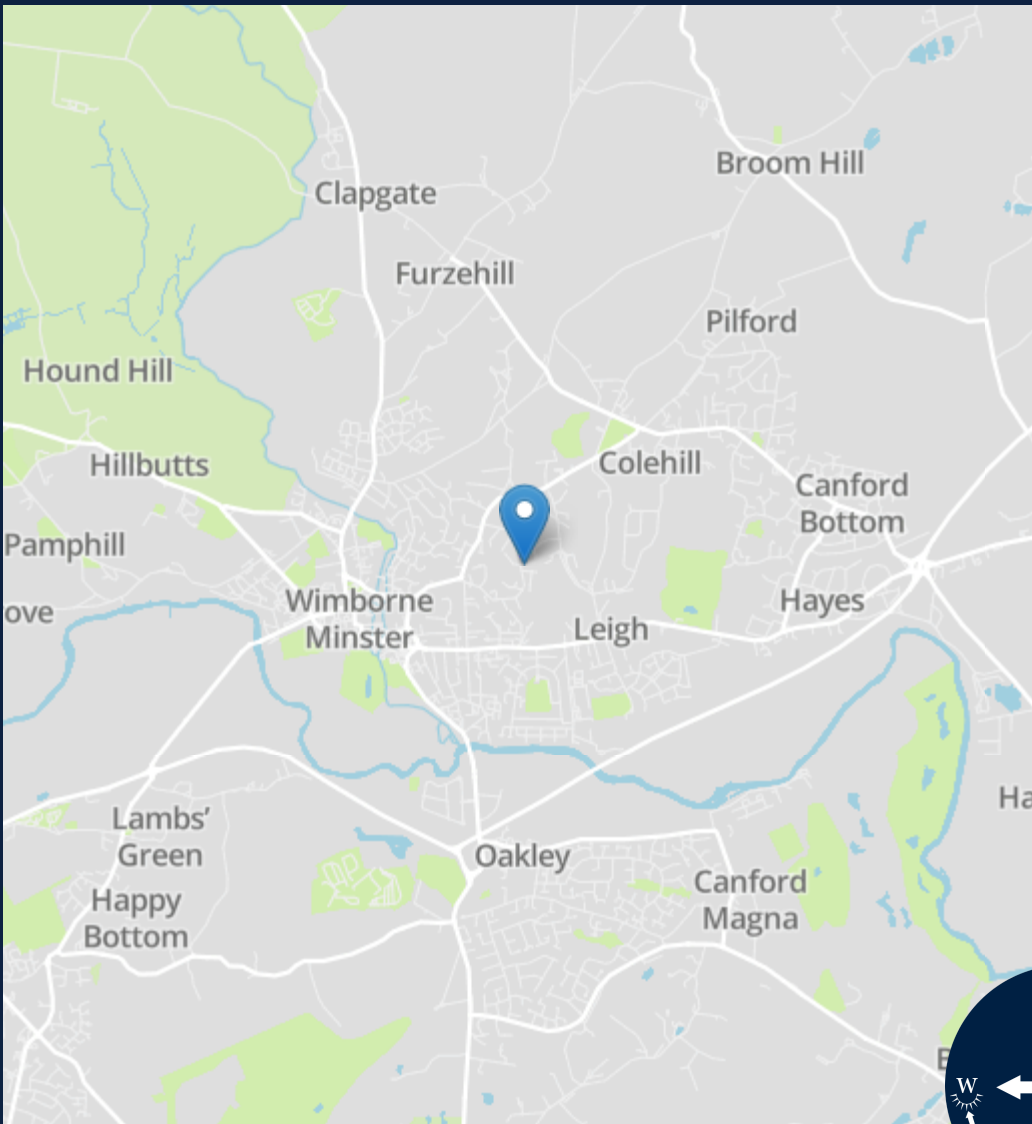


1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.9 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>                              |         | 83        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 71      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |



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ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

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

01202 880000