



£570,000

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 sits on an elevated plot which affords the property southerly views across Wimborne and beyond towards Canford Magna. The accommodation comprises a living room, home study, cloakroom and modern fitted kitchen and breakfast room to the ground floor and four bedrooms and family bathroom to the first floor. The property has been entirely double glazed throughout and benefits from gas fired heating.





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. A paved pathway and steps lead up the right hand side of the garage towards the front elevation of the home above the garage. 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 elevated seating area as well as steps which lead up to an area of hardstanding which is ideally suited to vehicle storage and can be accessed independently via a pair of wooden 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

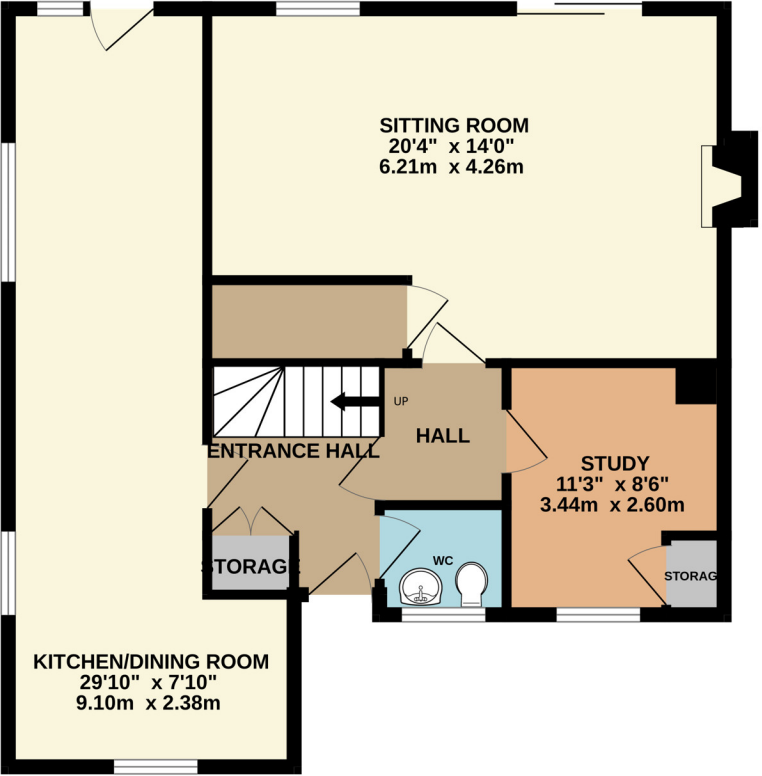
Local Authority: Dorset Council

Council Tax Band: E

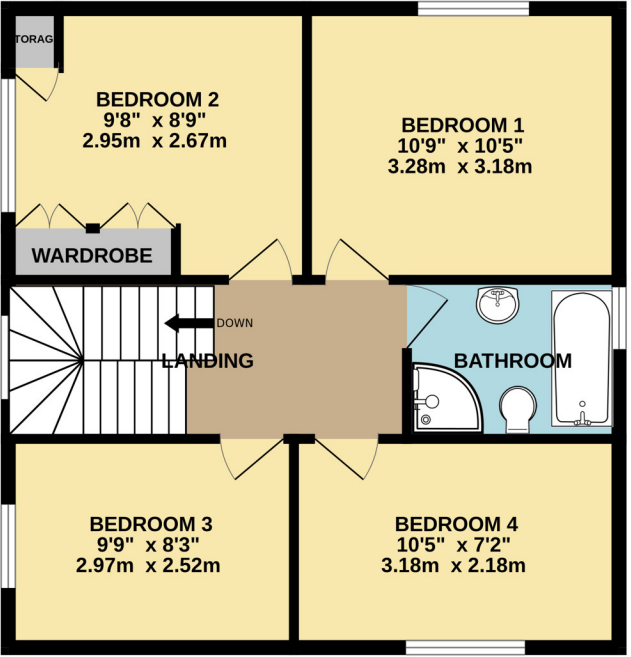




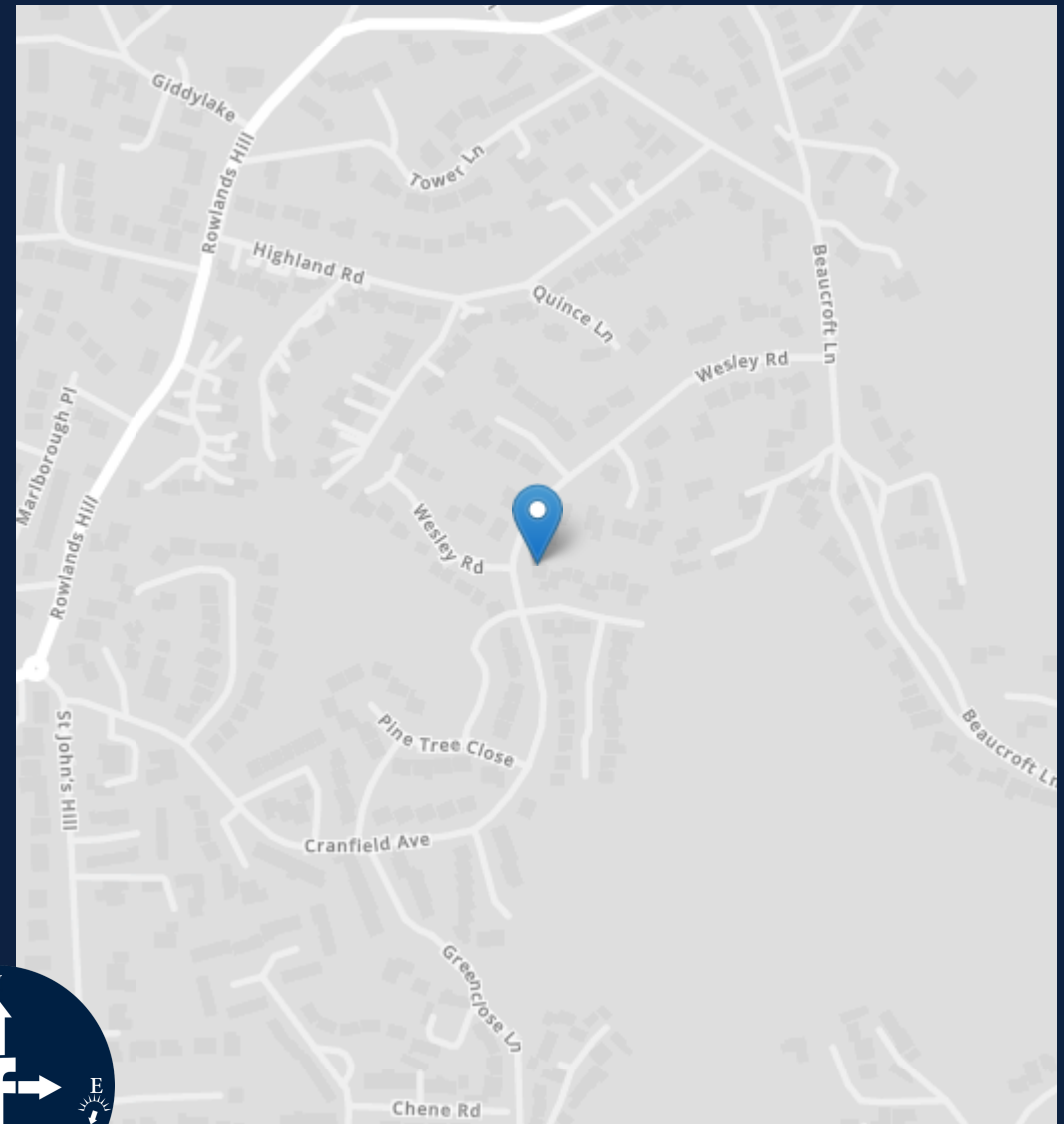
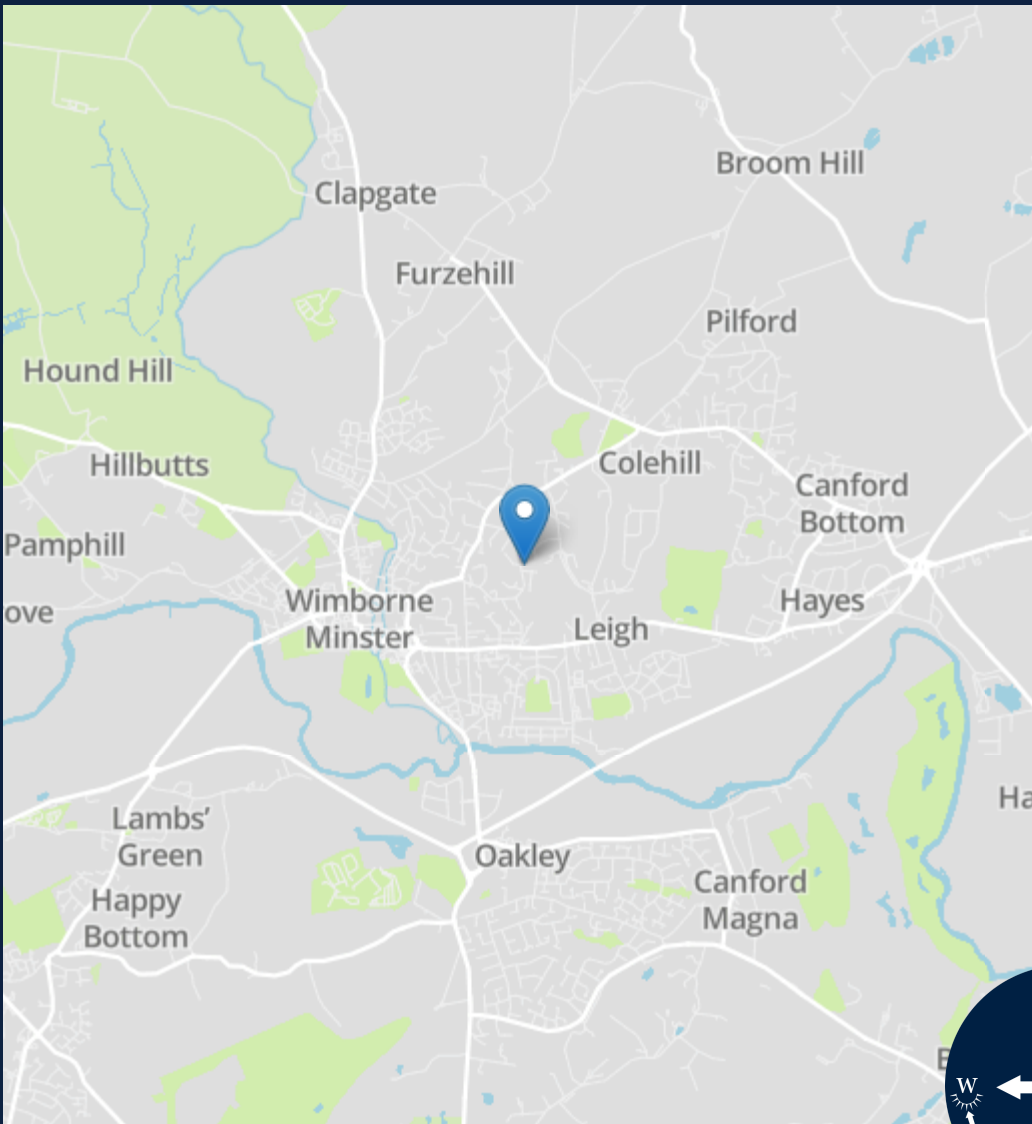
GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



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+) A		83
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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