



Asking Price

£475,000

Freehold

GRAVEL HILL, WIMBORNE, DORSET BH21 1RR



- ◆ **THREE BEDROOM FAMILY HOME**
- ◆ **DRIVEWAY PARKING FOR MULTIPLE CARS**
- ◆ **POPULAR LOCATION**
- ◆ **SINGLE GARAGE**
- ◆ **SCOPE FOR EXTENSION (STPP)**

A detached, three bedroom family home situated within a well-established residential area offered with a generous garden plot, excellent off-street parking with scope for extension (STPP)

Property

The property sits to the right of the plot and currently has a generous footprint providing versatile accommodation which, in our opinion, could easily be extended and added to (STPP). This particular home is located on Gravel Hill and provides easy access to local amenities, schools and leisure facilities.

The accommodation comprises a welcoming entrance hall, which offer access to the principle rooms of the home, there are two reception rooms which sit either side of the hallway—the front with a bay window makes a perfect sitting room, the rear offers views over the enclosed rear garden.

The kitchen/breakfast room is located at the rear of the property and is fitted with a selection of base and eye level units. Following on from the kitchen, you have the added benefit of a ground floor shower room and a glass lean-to, with potential to update or extend (STPP).

Upstairs are three bedrooms: the main bedroom at the front has a bay window, the second overlooks the garden with a fitted wardrobe, and the third works well as a smaller double, nursery, or study. A family bathroom and separate WC complete the floor, while a landing cupboard adds practical storage.

The loft is generous and could be converted if desired (STPP), with its flexible layout and good proportions, the home offers plenty of scope to adapt and improve.





Garden and Grounds

Positioned comfortably away from the road, the property is approached via a long driveway providing excellent off-street parking and access to a detached garage. The frontage is framed by mature hedgerows and established planting, creating a natural buffer from the street and enhancing the home's attractive 1930s appearance.

The rear garden, enjoying a desirable westerly aspect, is both spacious and well considered. Carefully maintained over time, it features a variety of trees, shrubs and flowering borders that add colour and interest throughout the seasons. An open lawn sits at the heart of the garden, complemented by a paved terrace ideal for outdoor dining.

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 dating back over 50 years 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: Approx 1267 sq ft (117.7sq m)
Heating: Gas Fired Heating
Glazing: Double glazed throughout
Parking: Driveway parking and a single garage
Garden: Front and Rear Garden
Main Services: Gas, electric, drains and water
Local Authority: BCP Council
Council Tax Band: Band E

Additional Information:

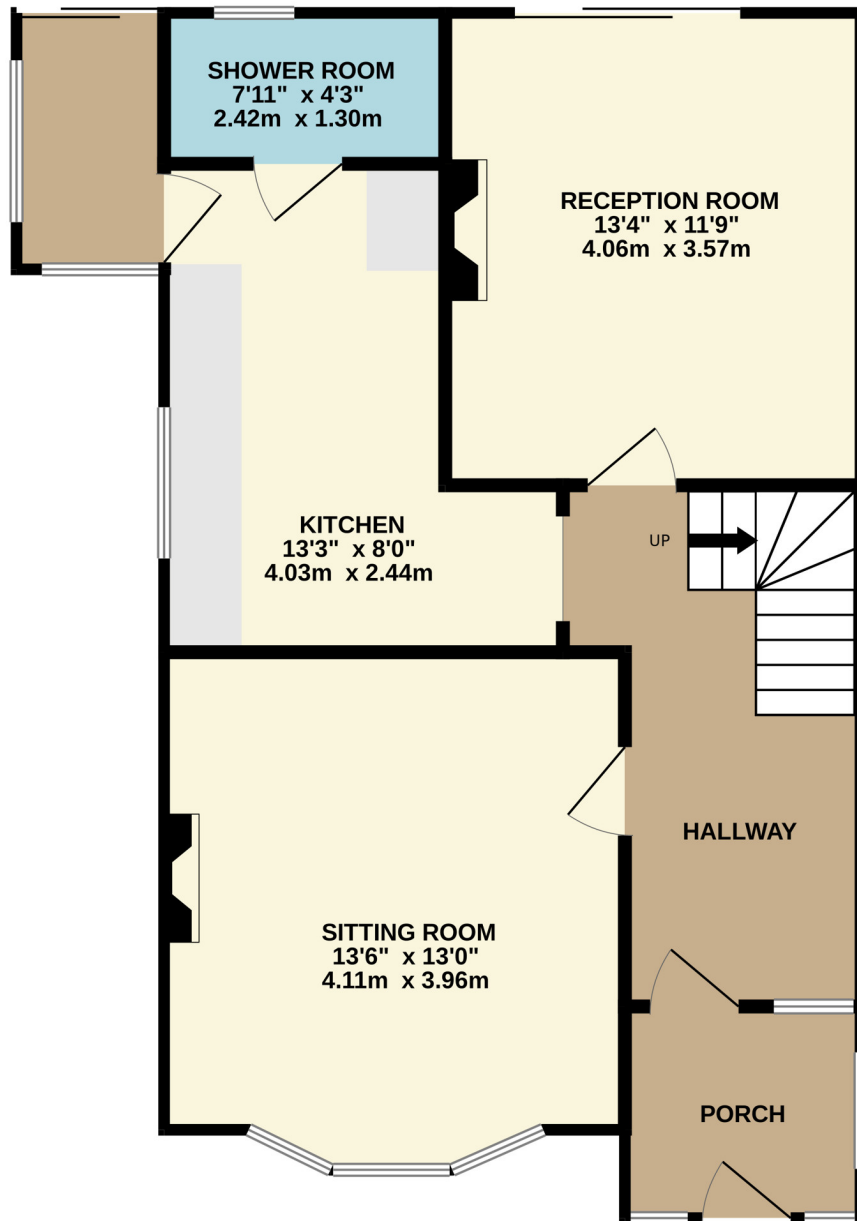
For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

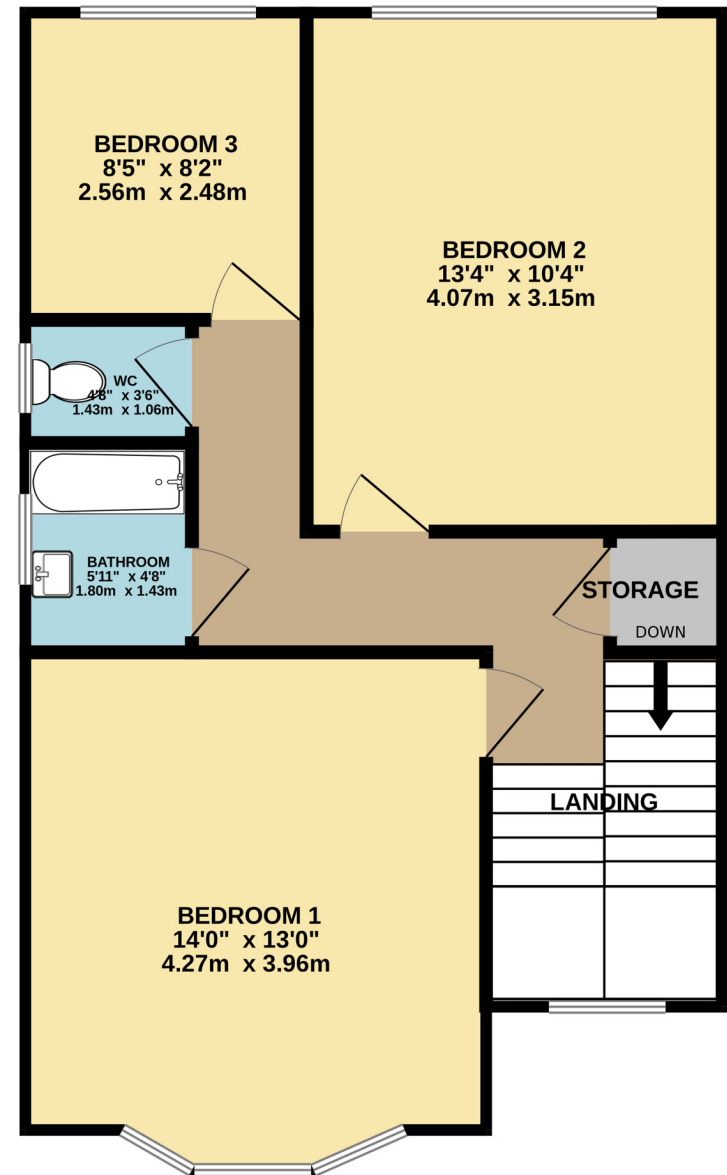




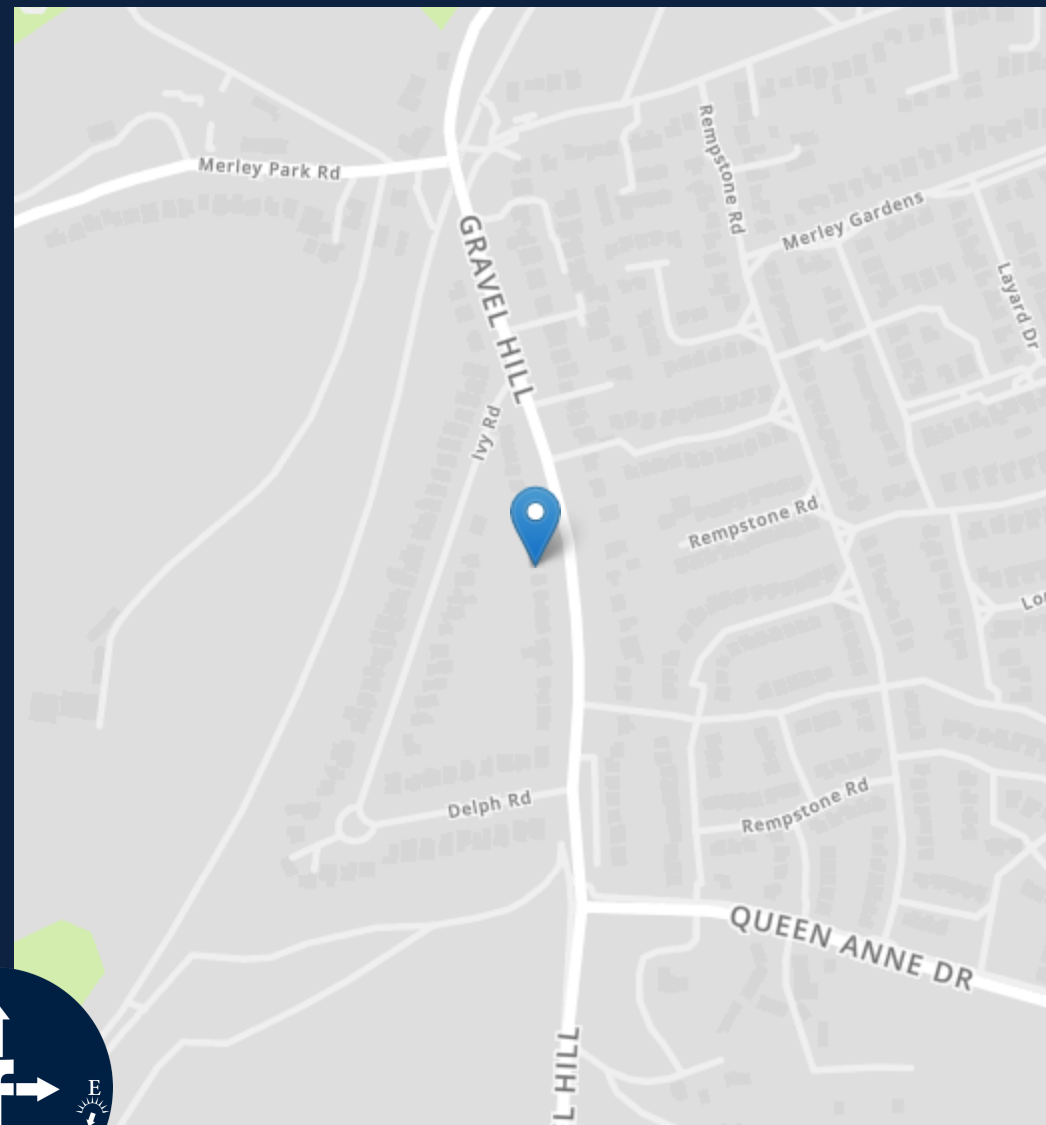
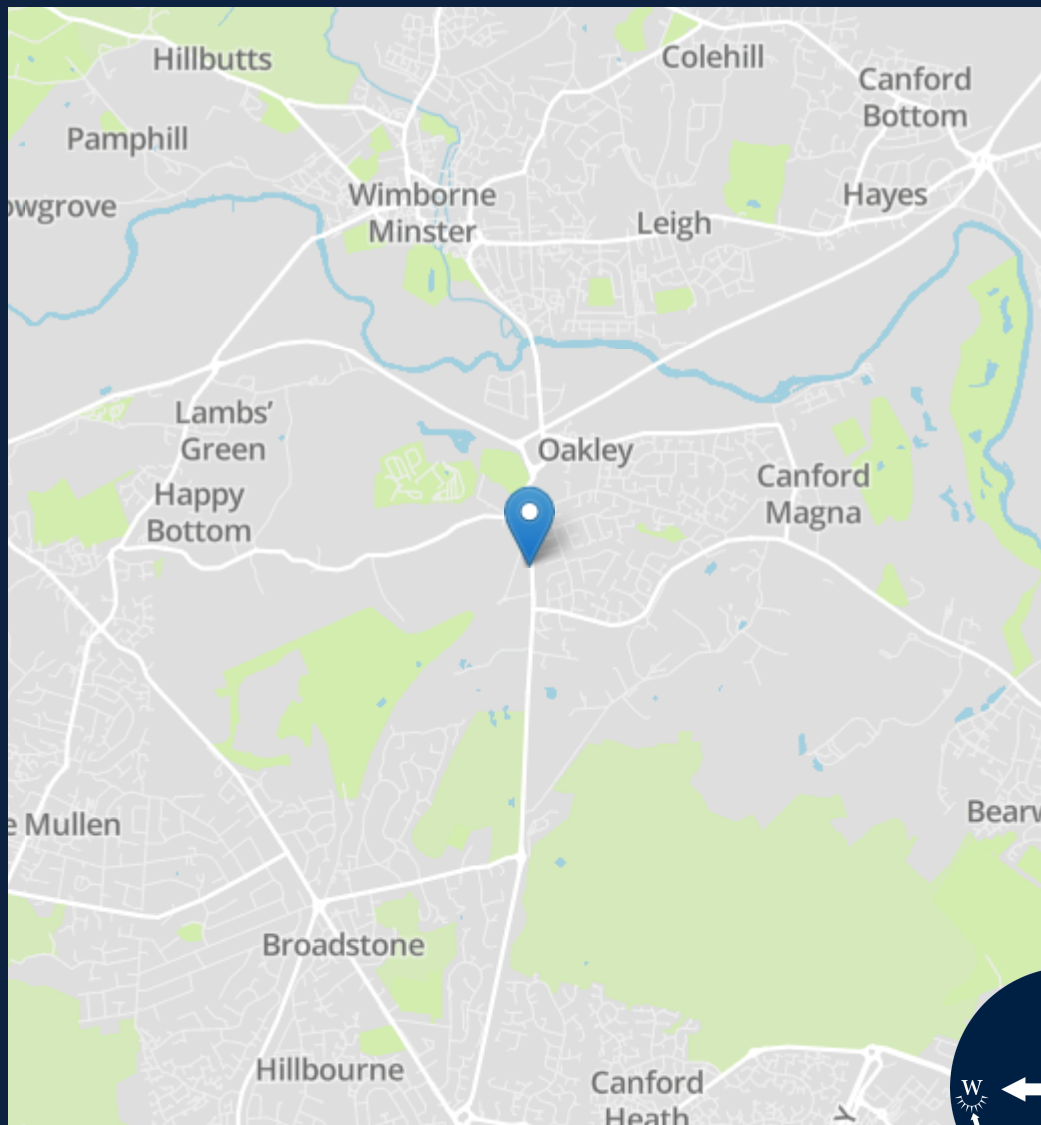
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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