



*Guide Price*

**£799,950**

QUARRY CLOSE, WIMBORNE BH21 2NR

Freehold







- ◆ DETACHED CHALET BUNGALOW
- ◆ ARRANGED AS TWO INDEPENDENT HOMES
- ◆ FIVE BEDROOMS
- ◆ MODERNISED THROUGHOUT
- ◆ CUL DE SAC POSITION
- ◆ SCOPE TO EXTEND (STPP)
- ◆ GAS FIRED HEATING
- ◆ SOLE AGENTS

A very well presented detached, five bedroom, chalet bungalow that has been sympathetically split into two units of accommodation which are ideal for multi-generational living and situated in a quiet residential cul de sac within the heart of Colehill.

### Property Description

The home has been sympathetically modernised and refurbished by the current vendors to create a spacious and versatile chalet bungalow that is split into two independent units of accommodation, ideal for multi-generational living. One half of the property is presented as a three bedroom bungalow with a large, contemporary, open plan living room and kitchen area - ideal for a young family, and is complimented by a modern family bathroom and additional cloakroom. The other half of the property is configured as a two bedroom maisonette with an open plan living and dining room, family shower room and kitchen to the ground floor, and two bedrooms and cloakroom to the first floor. Both living spaces enjoy views to the rear elevation and the home could easily be reconfigured to a single dwelling space. Furthermore, there is an expired planning permission to extend the property into the main roof space to create further first floor accommodation.









## Gardens and Grounds

The front garden is laid to a kept lawn and there is a brick paved driveway ideal for two vehicles and in turn leads to a single garage door which provides a space ideal for bicycle and garden storage. To the right hand side there is a garden gate that denotes access to the rear garden, which has been carefully landscaped, and offers a kept lawn that immediately adjoins the rear of the property. The garden then progresses to a tree covered area where pathways, planters and rockeries provide a tranquil escape from the main residence. There is a wood built shed and the garden has a westerly orientation.

## 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: 2063 sq ft (191.6 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Driveway & garage

Garden: Westerly

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

Council Tax Band: F



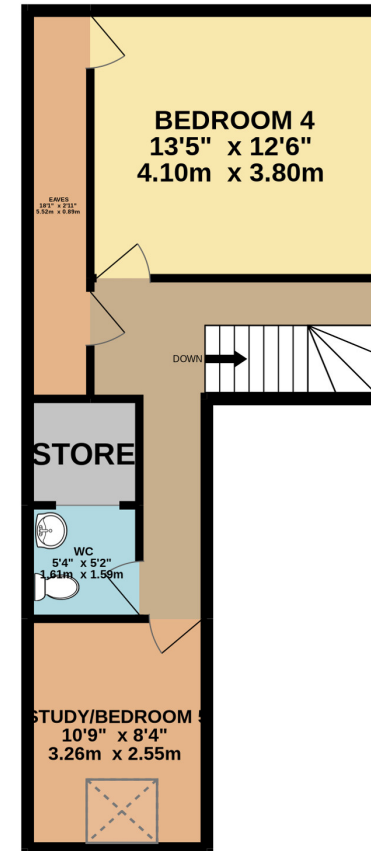
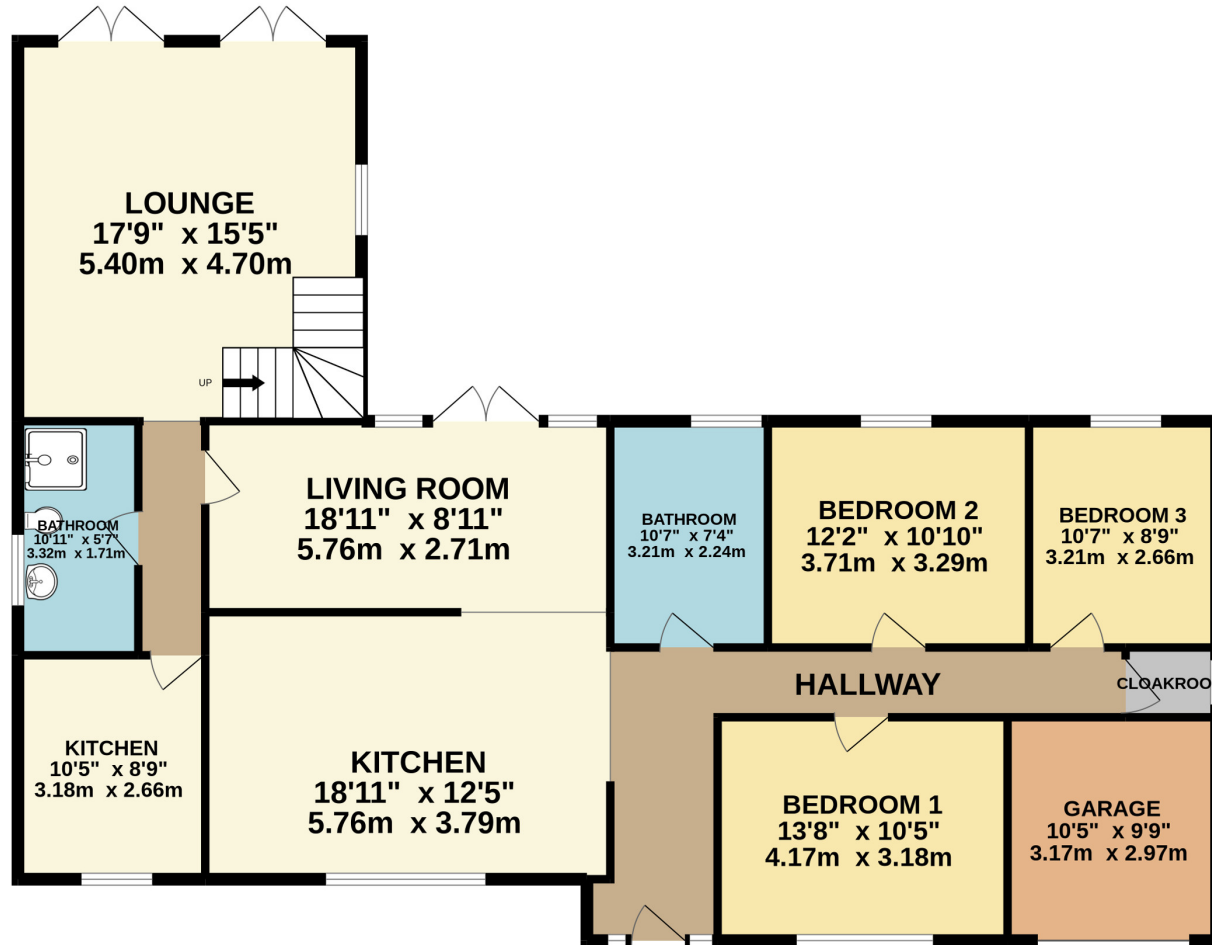






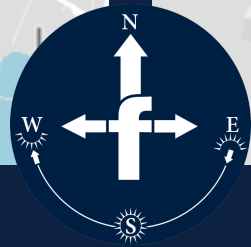
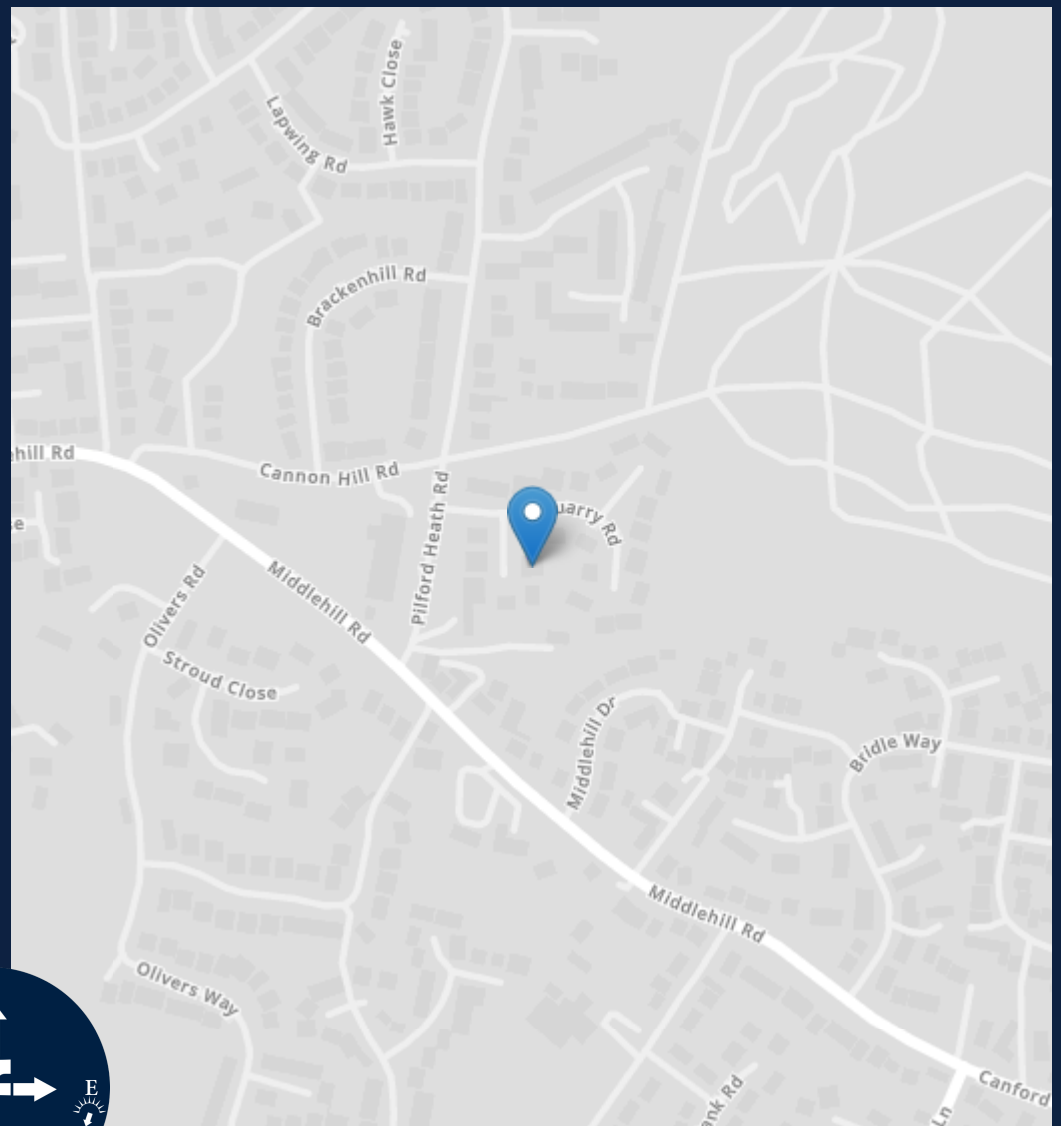
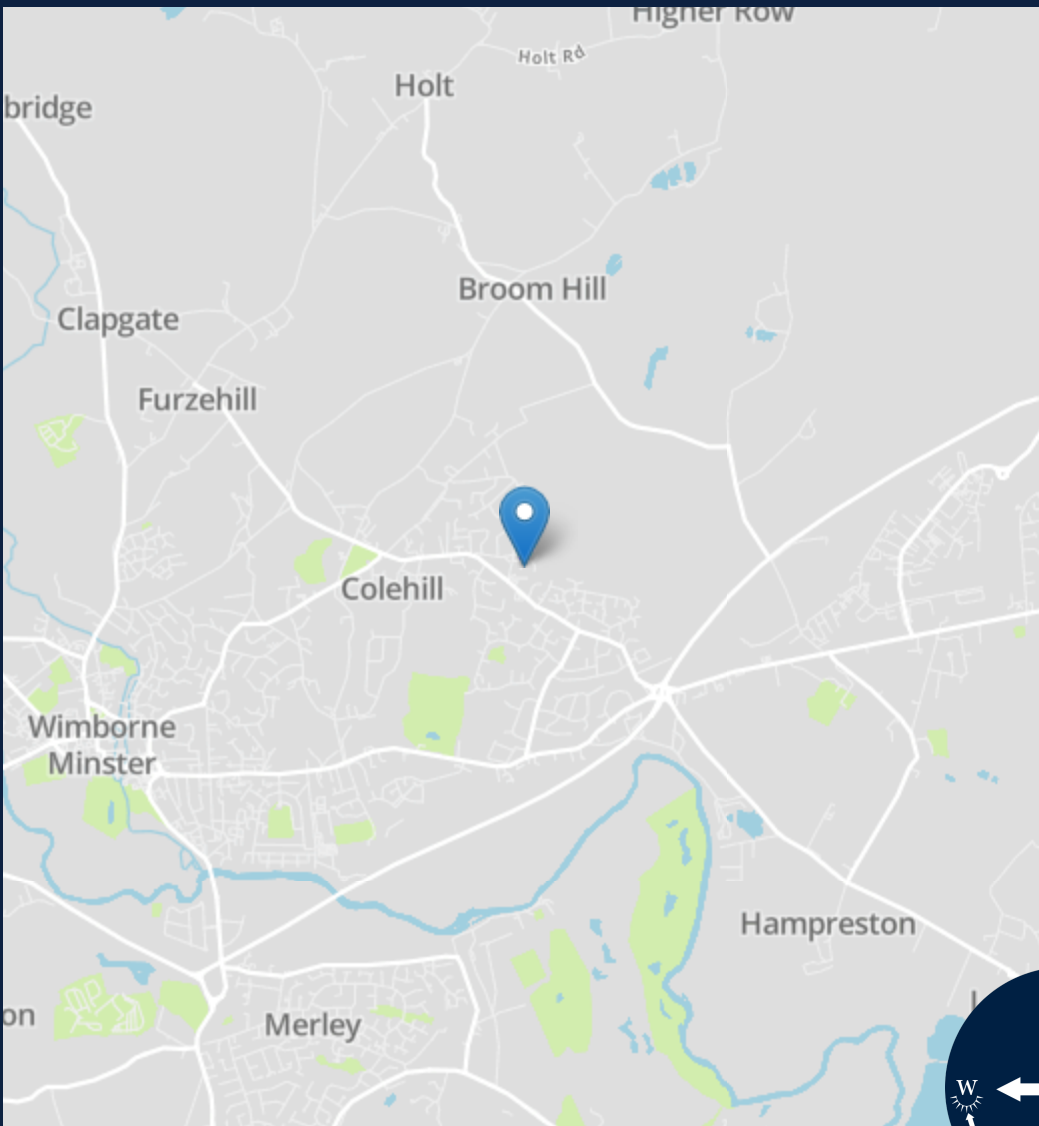
# GROUND FLOOR

2032 sq.ft. (188.8 sq.m.) approx.



TOTAL FLOOR AREA : 2032 sq.ft. (188.8 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	
<b>A</b> (92-100)	
<b>B</b> (81-91)	
<b>C</b> (69-80)	79
<b>D</b> (55-68)	70
<b>E</b> (39-54)	
<b>F</b> (21-38)	
<b>G</b> (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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