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THE OAKS STAPEHILL ROAD

WIMBORNE, BH21 7NF

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £700,000

An attractive, light and bright, individual detached house with versatile accommodation offering annexe potential and a double garage standing on a fabulous secluded plot in this semi-rural green belt location between Fendown and Wimborne.

Integral storm porch and double glazed front door leads into the entrance porch with tiled floor, door leads into the entrance hall where you can find a downstairs cloakroom which is fully tiled.

The lounge/dining room is located at the side of the house enjoying a triple aspect exploiting the stunning views over the south west facing rear garden, window to front aspect, two further windows overlook the side gardens and patio doors lead out to the patio and garden. The focal point to this room is the attractive brick fireplace with open grate facility.

From the main entrance hall stairs lead up to first floor landing where you can find three bedrooms with the master bedroom being a large double with fully fitted bedroom furniture, window providing the stunning outlook over the rear garden. The same outlook can be gained from bedroom two which is a large double bedroom with built in bedroom furniture. Bedroom three is a smaller double with built in furniture and window to front aspect. The bedrooms are serviced by a family bathroom which has fully tiled walls and a four-piece suite with separate corner shower cubicle and bath.

The modern kitchen is fitted with a stylish range of floor and wall mounted units with a granite effect work surface. The kitchen is fitted with a stainless steel electric fan assisted double oven, four ring gas hob, dishwasher and fridge/freezer, tiled walls and window providing delightful aspect over the gardens. From the kitchen there is a glazed door to the rear entrance hallway which has a window and double glazed door leading out to the rear garden, glazed window to front aspect and internal door to the integral double garage.

Part glazed door leads into the spacious utility room with fully tiled walls, fitted work surface with a range of units plus a useful built in dog shower. Window overlooks the rear garden, you can also find a fully tiled wc at the end of the utility room. Agents Note: the utility room could be converted to provide a 2nd kitchen if annexe accommodation was required (subject to permission).

A staircase leads from the rear entrance hall to a first floor landing where there is a connecting door into an exceptionally spacious guest bedroom (4/studio) which is a substantial large double bedroom with two double glazed velux windows to the rear aspect, further obscure window to side aspect. This room could provide an ideal separate living area for teenager/elderly relative with a fully tiled and spacious shower room directly opposite.



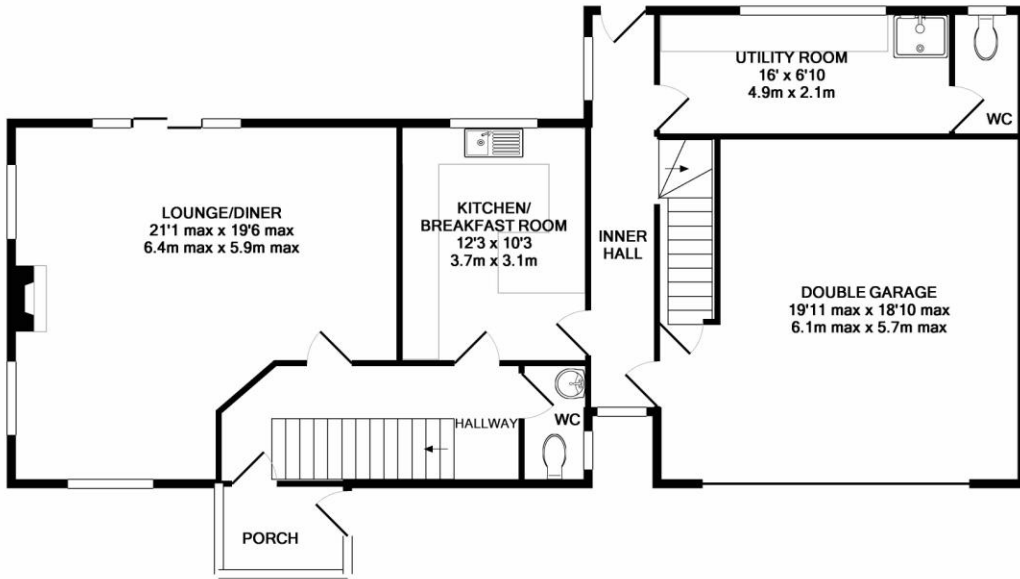
Outside, The Oaks sits on a generous plot of approximately 0.316 acres in total and is approached with twin brick pillars and extensive parking and turning for numerous vehicles leading up to the integral double garage which has a remote control up and over door, power and light and a useful understairs storage cupboard. The rear garden is a particular feature of the property measuring approximately 65ft deep by 105ft wide, enjoying a south westerly aspect, well established and landscaped with attractive and well stocked flower beds and borders. Immediately adjacent to the rear of the house is a slightly elevated large paved patio area that overlooks and leads out to the lawn.

Set in a non-estate semi-rural location on Stapehill Road between Ferndown and Wimborne. Just far enough from the main road network to enjoy tranquillity and seclusion, yet within easy reach of local amenities. The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South. Ferndown town centre is also equal distance again offering excellent shopping facilities. Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

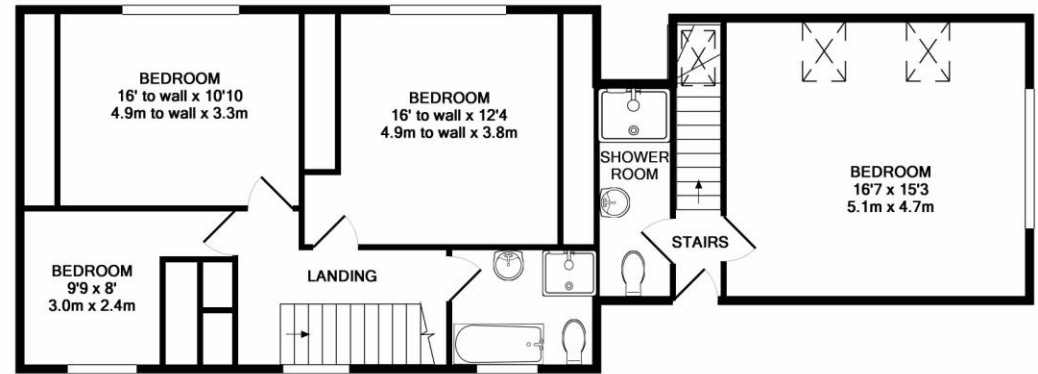
There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

EPC Rating: C





GROUND FLOOR
APPROX. FLOOR
AREA 1234 SQ.FT.
(114.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 953 SQ.FT.
(88.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2188 SQ.FT. (203.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Fine & Country Ferndown Sales 404 Ringwood Road, Ferndown, Dorset, BH22 9AU •

www.edwardstates.com

01202 855595 • info@edwardstates.com • www.fineandcountry.com

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