

Local expertise with powerful national marketing

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ESTATE AGENTS



FURZEHILL

WIMBORNE, DORSET BH21 4HD

FINE & COUNTRY
Homes from Edwards



OFFERS IN EXCESS OF £599,950

- SEMI-DETACHED CHARACTER HOME
- OPEN VIEWS TO THE REAR
- THREE BEDROOMS
- SITTING ROOM AND SEPARATE DINING ROOM
- WELL APPOINTED KITCHEN WITH ADJOINING UTILITY
- BATHROOM AND SHOWER ROOM
- DOUBLE DETACHED GARAGE
- AMPLE OFF ROAD PARKING WITH SECURE GATED ACCESS
- GENEROUS SUNNY REAR GARDEN

This semi-detached character home is in the sought after location of Furzehill, just a short drive from Wimborne town centre and within easy reach of well regarded local schools. Built in 1895, the property enjoys delightful countryside views to the rear with ample off road parking via an electric gated side access.

The front door leads directly into the cosy sitting room, with fitted woodburner and windows overlooking the front and side of the property. A door to the rear leads to the dining room, which has mellow wooden floorboards and stairs rising to the first floor - a dual aspect room with windows looking towards the garden and garage and French doors giving access to outside. From the dining room there is open access to the well appointed kitchen which is fitted with a generous range of modern base and wall units and laid with floor tiling which extends through to the adjoining utility room and ground floor shower room.

On the first floor there are three bedrooms - the master with the benefit of wall to wall fitted wardrobes. Bedroom 2 is a double room whilst bedroom 3 is a single room, boasting stunning views, making for an excellent child's bedroom/nursery or study. The family bathroom is fitted with contemporary style



sanitaryware with shower above the bath.

Outside the double detached garage is currently utilised as a playroom/gym and the garden to the rear, which is sunny all day, is mainly grassed, with post and rail fencing to the boundary to maximise the delightful open views. A paved patio with timber pergola provides an ideal spot for outdoor entertaining and the gravelled access affords parking for a number of vehicles.

EPC: D

Council Tax Band: D

OUT AND ABOUT:

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.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

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.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

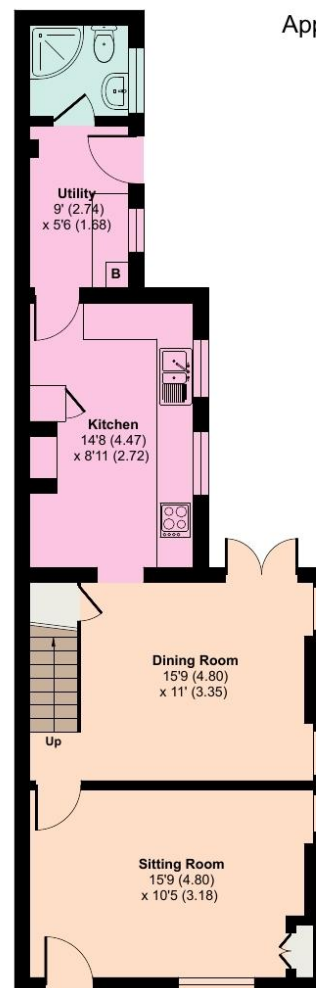
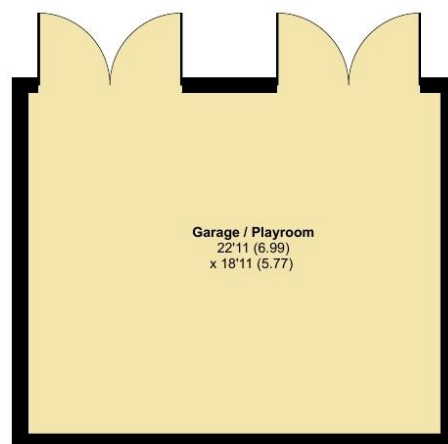
There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage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



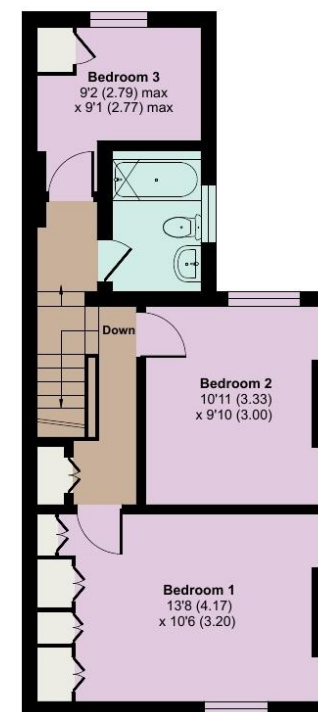
Rosemead, Furzehill, Wimborne, BH21

Approximate Area = 1491 sq ft / 139 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Edwards Estates Ltd. REF: 881644



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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