

Local expertise with powerful national marketing

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WIND WHISTLE WAY

WINTERBORNE KINGSTON, DT11 9FE



OFFERS IN EXCESS OF £895,000

- EXECUTIVE STYLE FAMILY HOME
- FIVE DOUBLE BEDROOMS
- STYLISHLY APPOINTED KITCHEN
- SITTING ROOM WITH WOODBURNER
- SEPARATE DINING ROOM
- UTILITY AND GROUND FLOOR CLOAKROOM
- BATHROOM, ENSUITE AND SHOWER ROOM
- DOUBLE GARAGE
- GENEROUS REAR GARDEN
- REMAINDER OF BUILD WARRANTY

This executive style, five bedroom detached home is located in the well regarded village of Winterborne Kingston - in the heart of the Dorset countryside, yet within easy reach of the County town of Dorchester, the world heritage Jurassic Coast and the sandy award winning beaches of Poole and Bournemouth. Built in recent years by the well respected local builder Wyatt Homes, this superb family home offers quality family living and is finished to an exacting standard throughout, with the benefit of remaining Build Warranty.

On the ground floor, the well proportioned kitchen is fitted with a generous range of shaker style base and wall units, a central island unit with breakfast bar and integrated appliances including cooker, hob, extractor, fridge/freezer and dishwasher as well as a Quooker tap (hot and sparkling water). A separate utility room is adjoining with a ground floor cloakroom and doors leading to outside. A triple aspect sitting room with fitted woodburner and two sets of French doors opening to the large garden, provides excellent space for entertaining or relaxation, whilst a dining room can be accessed from either the hallway or the kitchen.

On the first floor there are three double bedrooms - the master with the benefit of an adjoining stylishly appointed ensuite shower room and a family bathroom with bath and separate shower serves the remaining two bedrooms at this level. Each bedroom benefits from a range of built in wardrobes. On the second floor, there are two further double rooms offering versatility as



bedrooms or hobbies room/office - and a separate shower room is set off the landing.

Outside, there is secure gated access to off road parking approaching the double garage and the garden to the rear is laid mainly to lawn with privacy fencing, established hedging and specimen border planting to all boundaries. A paved patio is laid directly adjoining the sitting room french doors - an ideal spot for alfresco dining!

EPC: B

Council Tax Band: G

OUT AND ABOUT:

The charming Minster town of Wimborne is just a short drive away.

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.

A few miles to the north is the Georgian Market town of Blandford Forum with its Market Square and a good selection of independent retail outlets and cafes, as well as an M&S Food Hall, Tesco, Morrisons and Lidl supermarkets. Well regarded public and state schools and local sports centres are also within easy reach.

Other amenities within easy reach include a good selection of golf courses and the National Trust Estate of Kingston Lacy, whilst a few miles north is the Cranborne Chase – an Area of Outstanding Natural Beauty and to the east, the New Forest National Park. The world renowned Jurassic Coast to the south is just a short drive by car.

It is an easy commute to the Bournemouth/Christchurch/Poole conurbation for those working in the area. The main road network links to the A31 and M27/M3 to London are easily accessible and the express train from Poole to Waterloo ensures the city is within reach in a couple of hours. For wider travel, there are airports at Bournemouth and Southampton and a ferry terminal at Poole.



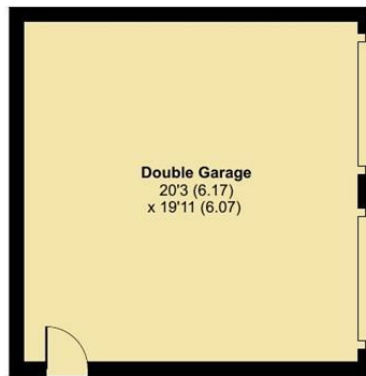




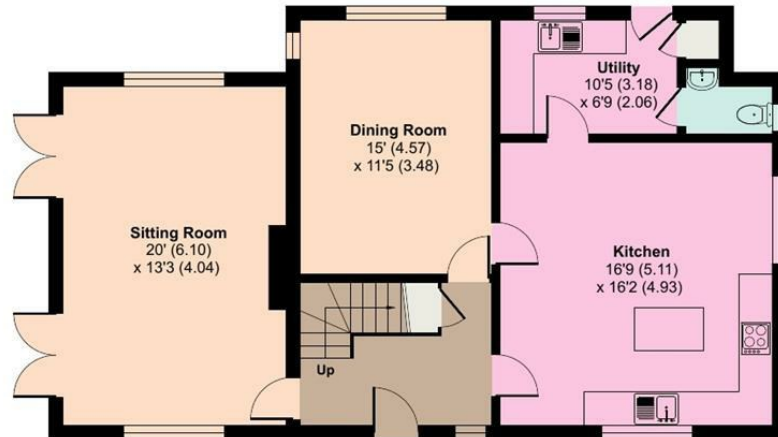
Wind Whistle Way, Winterborne Kingston, Blandford Forum, DT11

Approximate Area = 2776 sq ft / 258 sq m (includes garage)

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Edwards Estates Ltd. REF: 881277



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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