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**BUTTERCUP CLOSE**  
WIMBORNE, BH21 4FN



# GUIDE PRICE £646,000

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- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- DUAL ASPECT KITCHEN/DINING/FAMILY ROOM
- SEPARATE WELL PROPORTIONED LOUNGE
- STUDY/HOME OFFICE
- FAMILY BATHROOM AND MASTER ENSUITE
- GARAGE AND DRIVEWAY PARKING
- PRIVATE LANDSCAPED REAR GARDEN
- IMMACULATELY PRESENTED THROUGHOUT
- NO FORWARD CHAIN

This immaculately presented, four double bedroom family home occupies a cul-de-sac location on the recently built Wimborne Chase development on the fringes of the town. Constructed in March 2020, the property benefits from the remainder of the NHBC Building Guarantee.

Accommodation is well proportioned, spacious, light and airy with the ground floor offering a dual aspect kitchen/dining/family room with French doors opening to the rear garden, a good size separate lounge, also with French doors to the rear and a study/home office overlooking the front of the property. The first floor provides four double bedrooms - the master with the benefit of a fully tiled ensuite shower room - and an equally well appointed family bathroom fitted with bath and separate shower.

The current owners have further enhanced the property with notable features including:

- A kitchen island unit with Italian stone work surface and gas hob.
- Neff Hide and Slide built in double oven
- Water Softener
- Utility cupboard with space for washer and dryer
- Fully tiled bathroom and ensuite
- Electric garage door added
- Outside electric and outside hot water tap



Professionally landscaped rear garden

Outside there is a garage and driveway parking and the private rear garden with fencing to all boundaries, is landscaped with easy maintenance in mind.

There is a newly constructed first school within walking distance and the property is in catchment for further well regarded schools and there is a children's play area on the estate.

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.

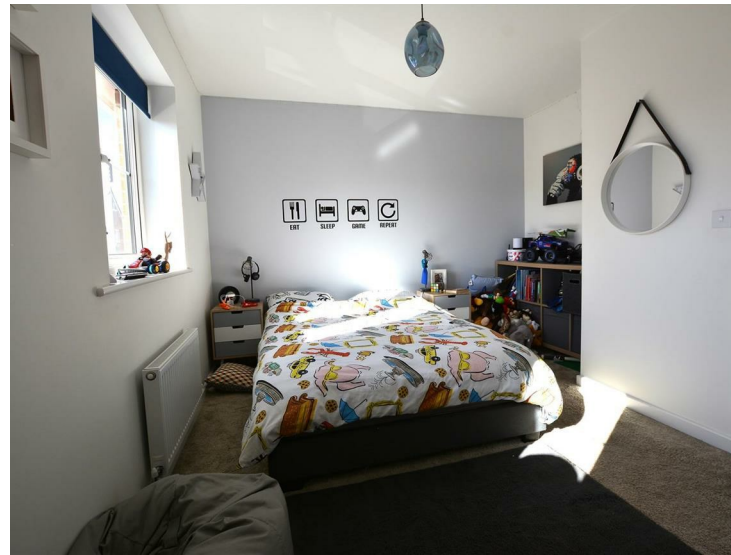
Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

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.

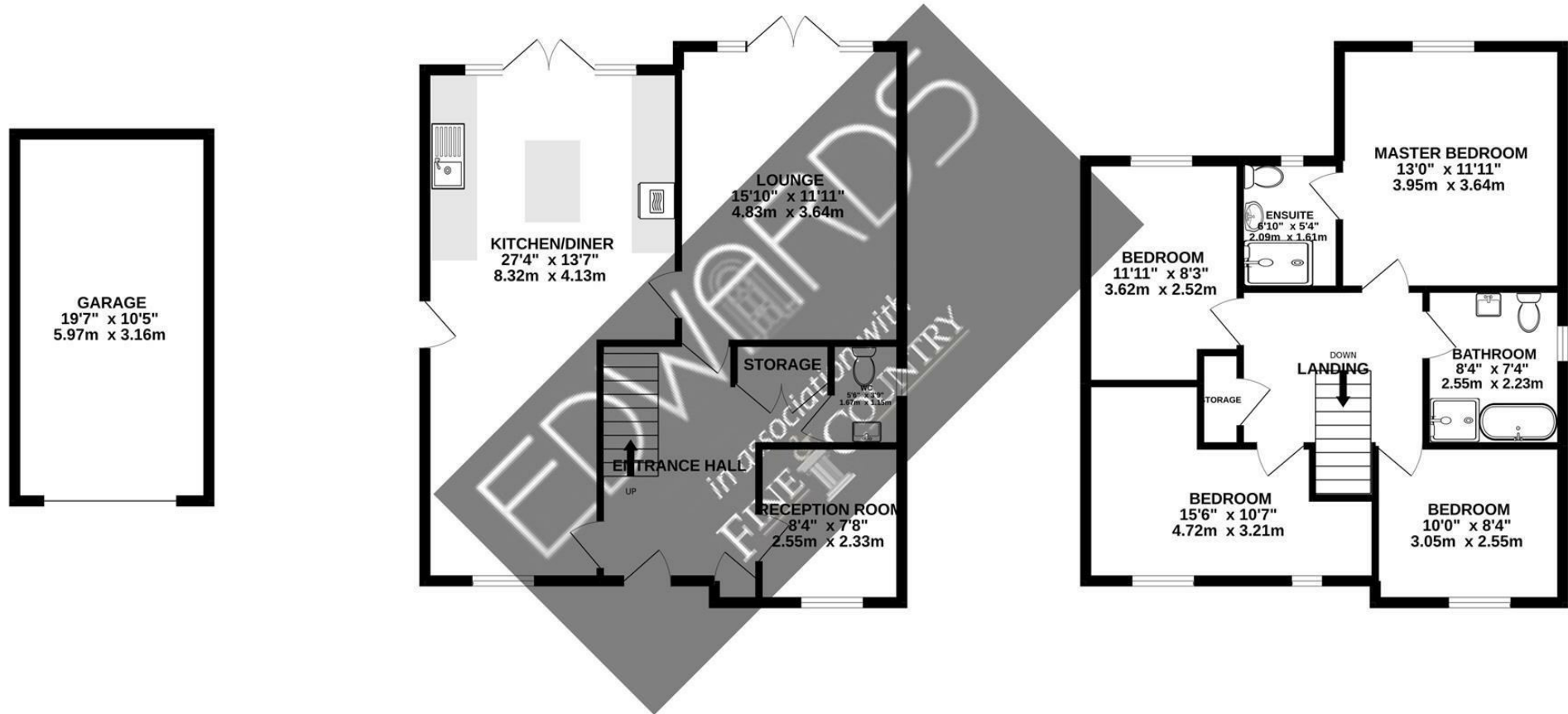
EPC: B

Council Tax Band: F



GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.

1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (147.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Wimborne Office**

47 East Street, Wimborne, Dorset, BH21 1DX • [www.edwardstates.com](http://www.edwardstates.com)  
01202 842842