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LEIGH ROAD

WIMBORNE BH21 1AE

FINE & COUNTRY
Homes from Edwards



OFFERS IN EXCESS OF £630,000

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- OPEN PLAN LIVING
- SEPARATE LOUNGE
- BATHROOM, SHOWER ROOM AND CLOAKROOM
- GENEROUS REAR GARDEN WITH WORKSHOP
- AMPLE OFF ROAD PARKING
- LEVEL WALK TO TOWN

This detached family home is set back from the road, approached across a generous frontage which offers ample parking for a number of vehicles. An enclosed porch gives access to an inner hallway where there is a cloakroom and stairs rising to the first floor. A reception room with large bay window overlooks the front of the property, offering a quiet space for relaxation. The remainder of ground floor accommodation comprises generous open plan living space creating a spacious hub to this family home. The kitchen is fitted with a range of light fronted base, wall and display units and under counter space for free standing white goods. Laid throughout with quality hard flooring, there is ample floorspace for dining table and chairs and lounge seating and sliding glazed doors lead out to the rear garden.

On the first floor there are five bedrooms, two of which have built in wardrobes/storage and these are served by a fully tiled, modern family bathroom as well as a separate fully tiled shower room.



Outside the rear garden is neatly landscaped with established planted borders and towards the rear of the plot there is a paved patio and a large workshop which offers potential for conversion to either a garden room or annexe accommodation - STPP. A collection of garden sheds provide useful storage.

EPC: D

Council Tax Band: D

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.



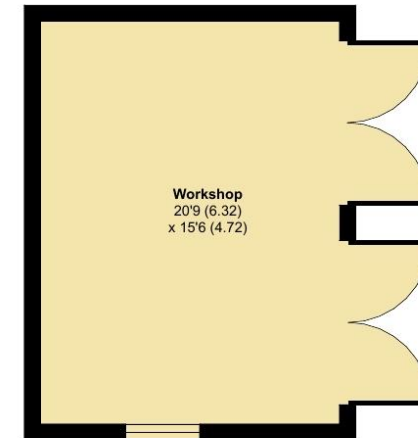
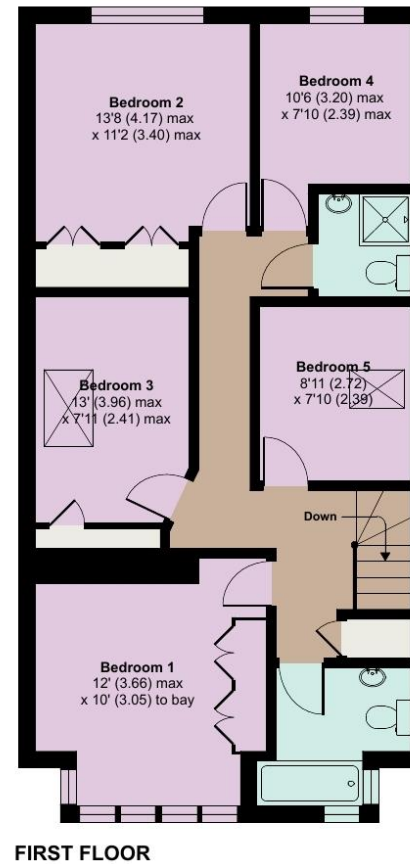
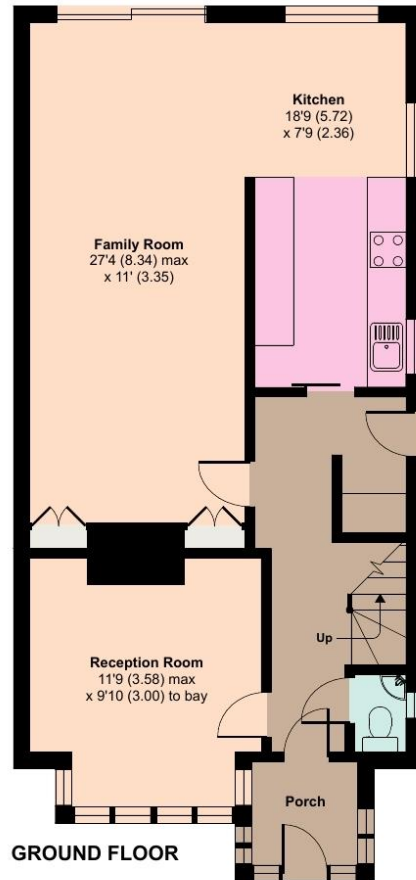
Leigh Road, Wimborne, BH21

Approximate Area = 1569 sq ft / 145.7 sq m

Outbuilding = 322 sq ft / 29.9 sq m

Total = 1891 sq ft / 175.6 sq m

For identification only - Not to scale



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: 888741



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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