



Local expertise with powerful national marketing



STAPEHILL ROAD
WIMBORNE, BH21 7NF





PRICE GUIDE £725,000

The house is situated in a delightful semi rural non estate location in Stapehill Road opposite the exclusive development also by Ankers & Rawlings known as 'Stapehill Abbey'. Stapehill Abbey is set within extensive grounds of approx 70 acres incorporating beautifully maintained landscaped ornamental gardens with feature fountain and lake. There is the option for the new owners of 2 St Stephens Cottages to be able to enjoy these beautiful gardens and idyllic lifestyle setting for a sum of just £500 pa.

Finished in virtually new condition, the house will feature an Open Plan kitchen diner that then flows round into the family/breakfast room where bi fold doors invite you out to the generous rear garden. The cosy living room enjoys a dual aspect and also benefits from patio doors that lead out to the garden. Finally on the ground floor is a large double bedroom with an adjacent downstairs family bathroom. Upstairs you can find three further good sized bedrooms served by a second family bathroom and the principal bedroom also benefits from an ensuite shower room.

The house sits on a very generous plot of 0.3 of an acre. The rear garden is a particular feature of the property measuring 120ft long and being 50ft wide with new large Indian stone patio and lawn. The garden is mainly fenced but there is a part which is post and rail to make the most of the view over the open greenbelt land behind.

To the side of the house there is also an extensive gravel driveway providing parking for numerous vehicles with a large double carport.

Finally the house enjoys a unique non-estate location offering semi rural living but located conveniently close to both Ferndown and Wimborne and within short walking distance of a good local pub/restaurant and excellent dog walking.

EPC:



Council Tax Band:

Services: Mains Electric, Mains Gas and Mains Drainage

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.

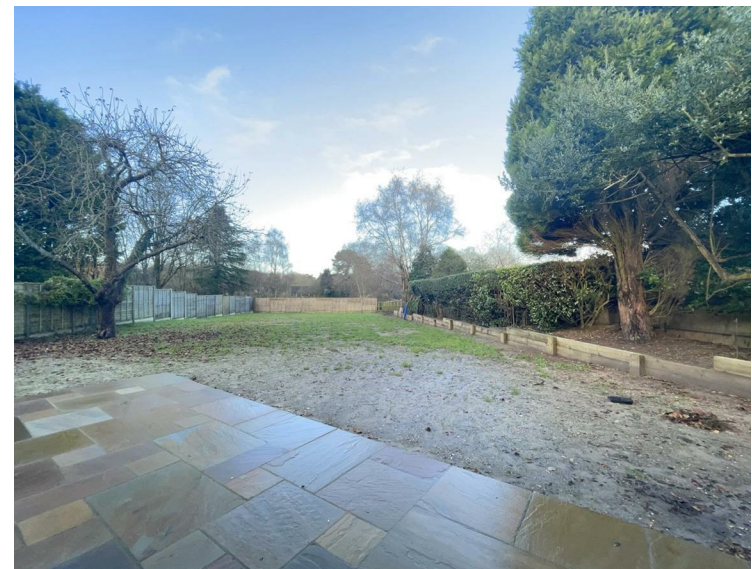
The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

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.

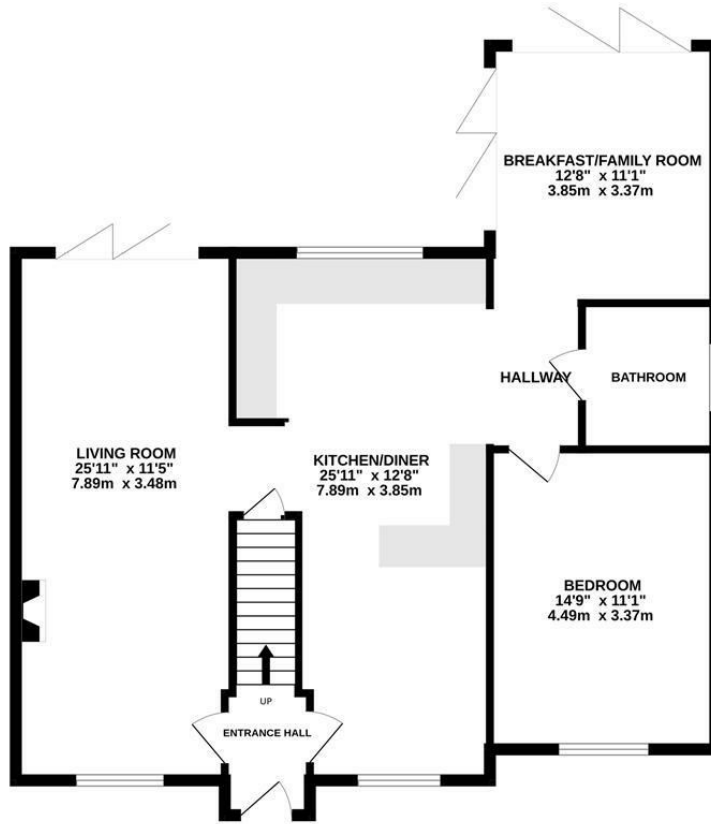
There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage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



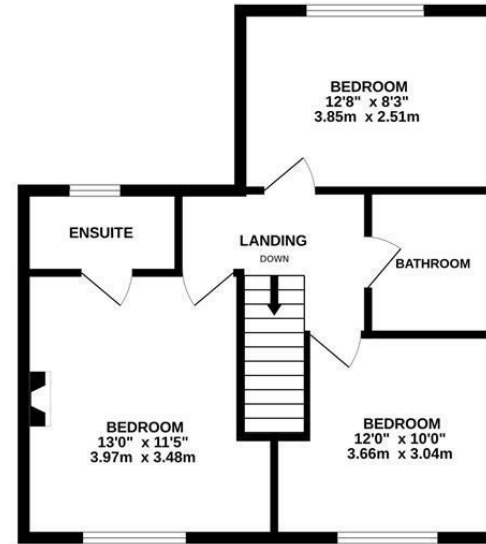




GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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