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EDWARDS
ESTATE AGENTS

ABBEY GARDENS
WIMBORNE, BH21 2EA



GUIDE PRICE £725,000

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- TRIPLE ASPECT LIVING ROOM
- DINING ROOM/CONSERVATORY
- KITCHEN/BREAKFAST ROOM AND SEPARATE UTILITY
- STUDY
- MASTER BEDROOM WITH ENSUITE SHOWER AND WALK-IN WARDROBE
- WELL APPOINTED FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER
- DOUBLE GARAGE AND OFF ROAD PARKING
- NEATLY LANDSCAPED REAR GARDEN
- TUCKED AWAY CUL-DE-SAC LOCATION

Tucked away in a small enclave of similarly styled executive homes, this FOUR DOUBLE BEDROOM property is IMMACULATELY PRESENTED THROUGHOUT and offers SPACIOUS AND VERSATILE living space including TWO RECEPTIONS, KITCHEN/BREAKFAST ROOM, UTILITY and STUDY. A DOUBLE GARAGE, PARKING and a NEATLY LANDSCAPED REAR GARDEN complete the picture!



This substantial family residence is located in an enclave of similarly styled properties within easy access to main road links. Immaculately presented throughout, this delightful home offers space and versatility with thoughtfully designed living space on the ground floor including a triple aspect living room with feature bay window and sliding doors opening to the rear. A separate dining room with adjoining conservatory provides additional social space and a well proportioned, stylishly fitted kitchen/breakfast room offers a range of light fronted base and wall units and integrated appliances. In addition there is a separate utility room and a study located off the welcoming entrance hall.

On the first floor there are four generously sized bedrooms – the master with the benefit of an ensuite room and walk-in wardrobe – and the remaining three bedrooms each have built-in storage and are served by a well appointed family bathroom fitted with a bath and separate shower.

Outside there is driveway parking to the front and side of the property and access to an attached double garage with electrically operated doors. The rear garden enjoys a good degree of privacy with walled boundaries. Laid mainly to lawn with established planted borders, there is a paved patio outside the conservatory with paving continuing around the property. There is also a large garden shed and greenhouse.

Additional Information

Energy Performance Rating: C

Council Tax Band: F

Agents Note: Proposed ALDI plans at Canford bottom roundabout

Restricted Covenants: Boats, caravans, commercial heavy goods vehicles & untaxed vehicles are not permitted to park on the drive

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: Yes

Parking: Private driveway & double garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



Abbey Gardens, Wimborne, BH21

Approximate Area = 1777 sq ft / 165 sq m

Garage = 303 sq ft / 28.1 sq m

Total = 2080 sq ft / 193.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Edwards Estates Ltd. REF: 1302187



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