



WIMBORNE ROAD
BOURNEMOUTH, BH2 6NG



OFFERS OVER £800,000

- FOUR BEDROOM 1930'S DETACHED TOWN CENTRE RESIDENCE
- GRAND RECEPTION HALL
- DRAWING ROOM WITH ADJOINING CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- DINING HALL WITH SECONDARY KITCHEN
- FAMILY/CINEMA ROOM
- UTILITY ROOM, OFFICE AND STORE ROOM
- TWO ENSUITES, FAMILY BATHROOM AND THREE CLOAKROOMS
- GARDENS TO FRONT AND REAR
- AMPLE OFF ROAD PARKING

Built in the 1930's and only second time on the market, this grand town centre home offers spacious and versatile accommodation with potential for multi-generational living. The property retains many original features and lends itself to further modernisation and refurbishment if desired.

The ground floor has an enclosed porch leading to a grand reception hall with feature fireplace and stairs rising to the first floor. A dual aspect drawing room with feature fireplace and adjoining conservatory enjoys views of gardens to front and rear. The well equipped kitchen overlooks the front of the property with a connecting door to the dining hall to the rear and onward to a secondary prep kitchen. Off the rear lobby, there is access to a family room and cinema room, created from a converted garage, as well as an office and two cloakrooms. There is access from outside to a store room and a separate utility room.

On the first floor the four double bedrooms are served by a stylishly fitted family bathroom which includes bath, shower, WC, bidet and wash hand basin and bedrooms one and two each benefit from adjoining ensuites.



Outside, the gated entrance leads to ample off road parking for numerous vehicles. With fencing to all boundaries, the surrounding grounds enjoy a good degree of privacy. The garden is primarily lawned, providing plenty of social space for entertaining and relaxation and/or play area. Immediately to the rear of the property a structural awning with outdoor heaters and astroturf offers an excellent space for alfresco dining.

Additional Information

Energy Performance Rating: E

Council Tax Band: G

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: Yes

Listed building: No

Tree Preservation Order: Yes

Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

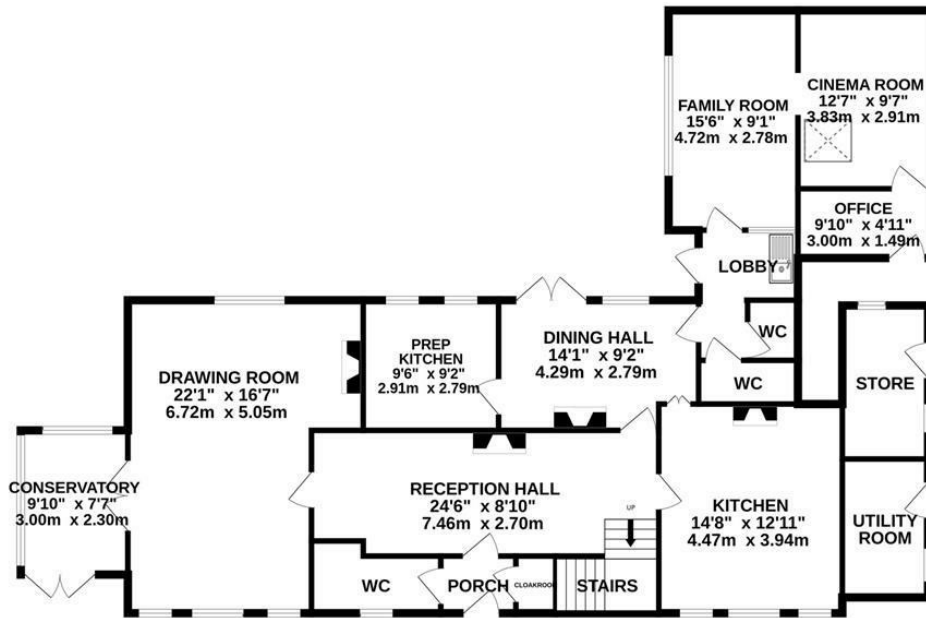
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

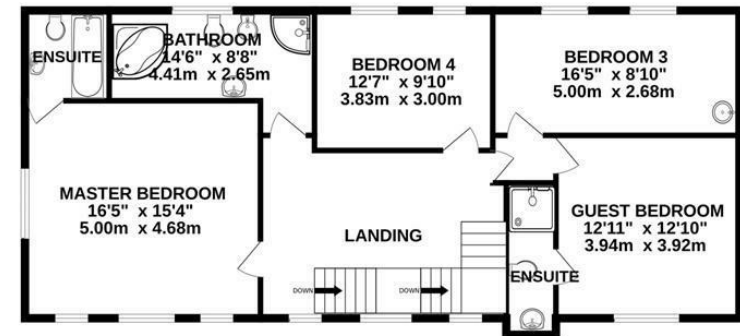
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1609 sq.ft. (149.5 sq.m.) approx.



1ST FLOOR
1094 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA : 2703 sq.ft. (251.1 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.

Made with Metropix ©2025

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.

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595