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EDWARDS
ESTATE AGENTS

UPPINGTON CLOSE
WIMBORNE, BH21 7HS



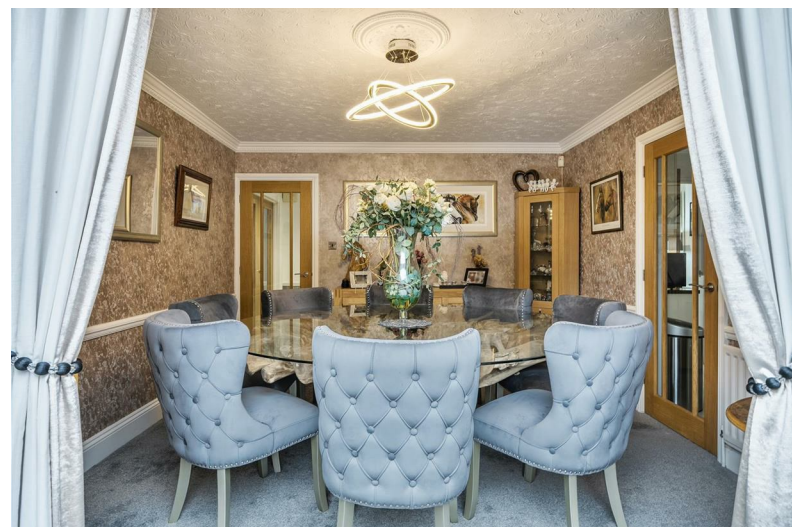
ASKING PRICE £1,250,000

- NO FORWARD CHAIN
- DETACHED EXECUTIVE STYLE HOME ON A GENEROUS PLOT
- VILLAGE LOCATION IN THE HEART OF THE COUNTRYSIDE
- SHORT DRIVE FROM WIMBORNE MINSTER
- STUNNING KITCHEN/BREAKFAST ROOM
- 5 DOUBLE BEDROOMS & 3 RECEPTIONS
- INTEGRAL DOUBLE GARAGE
- LARGE PRIVATE REAR GARDEN
- HEATED OUTDOOR SWIMMING POOL
- OUTDOOR STORAGE SHEDS

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious double garage, complete with electrically operated doors and ample storage. The ground floor features three versatile reception rooms, including a well-proportioned sitting room with a charming brick fireplace and log burner, a formal dining room, and a family/playroom. The heart of the home is undoubtedly the stunning kitchen/breakfast room, which is fitted with modern units, a granite island, and a comprehensive range of integrated appliances. A utility room conveniently connects to the rear patio, providing easy access for outdoor entertaining.

The first floor comprises five generously sized bedrooms, including a luxurious master suite with an ensuite shower room. A stylish four-piece bathroom serves the additional bedrooms, with the guest room featuring a study and dressing area, along with built-in wardrobes.

Outside, the beautifully manicured garden is a true oasis, featuring a newly laid patio that wraps around the rear of the property, perfect for al fresco dining. The beautiful heated outdoor pool perfectly complements the wonderful outdoor space – perfect for family gatherings. The property also benefits from a private driveway with solid wooden gates, providing ample parking and a lovely



front garden with mature shrubs.

This exceptional home offers a unique opportunity to enjoy a peaceful lifestyle in a sought-after location, making it a must-see for discerning buyers.

Additional Information

Agents Note: Uppington Residents Association is an informal arrangement in relation to the joint sewage plant located on no 5 and services all 6 houses in the road. This arrangement to pay 1/6th of the maintenance and upkeep is detailed within the title transfer. There is an annual service charge of approximately £300 - £400

Energy Performance Rating: D

Council Tax Band: G

Tenure: Freehold

Accessibility / Adaptations:

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: No

Parking: Private gated driveway with double garage

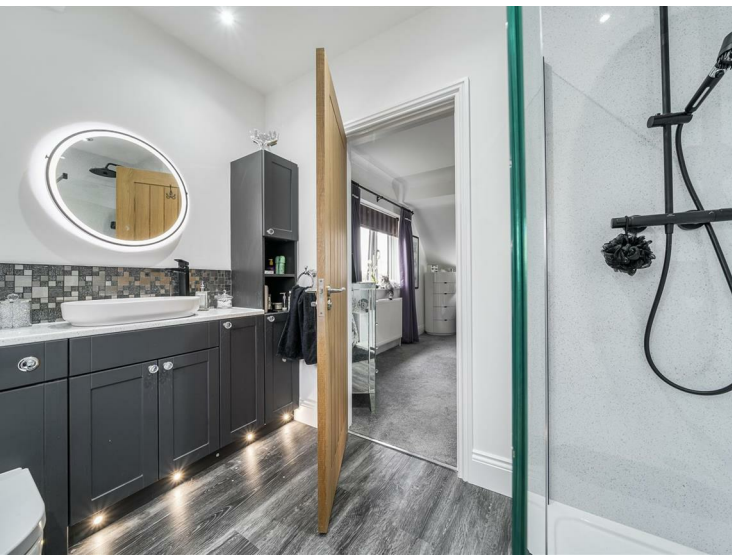
Utilities: Mains electricity, oil heating, mains water

Drainage: Domestic small sewage treatment

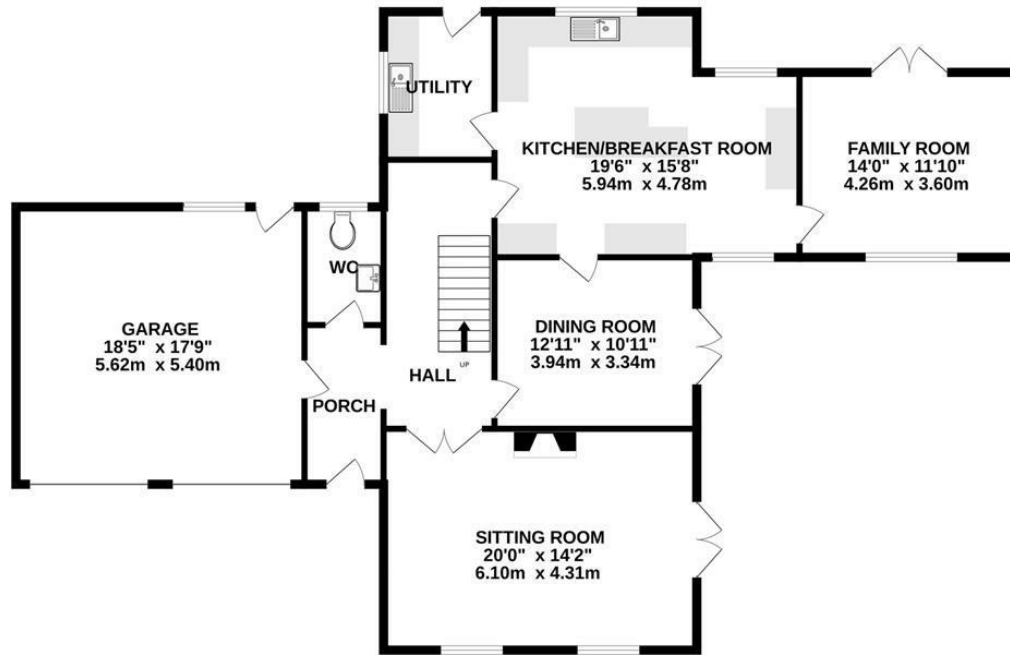
Additional Utilities/Services: The vendor uses Cartas Energy for which she pays £30 pcm

Broadband: Refer to Ofcom website

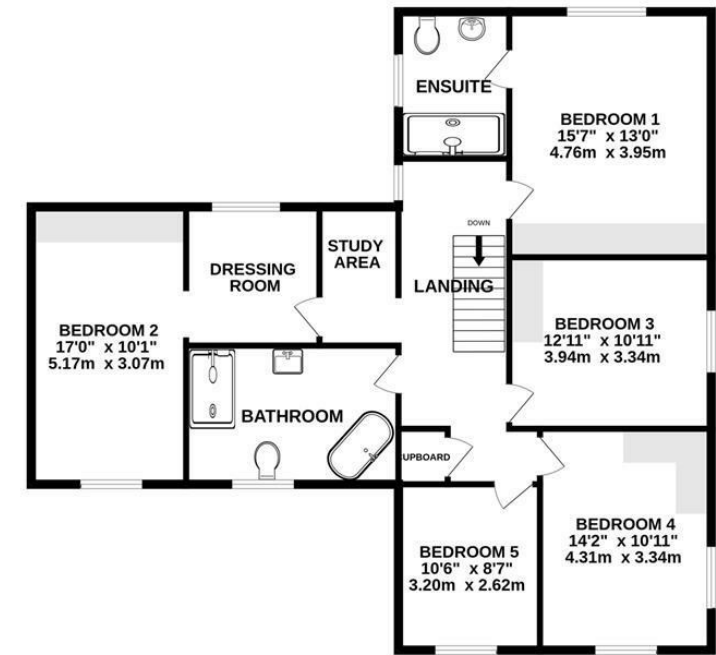
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1468 sq.ft. (136.4 sq.m.) approx.



1ST FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



TOTAL FLOOR AREA : 2701 sq.ft. (250.9 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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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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