

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

THREE CROSS ROAD
WIMBORNE, BH21 6QW



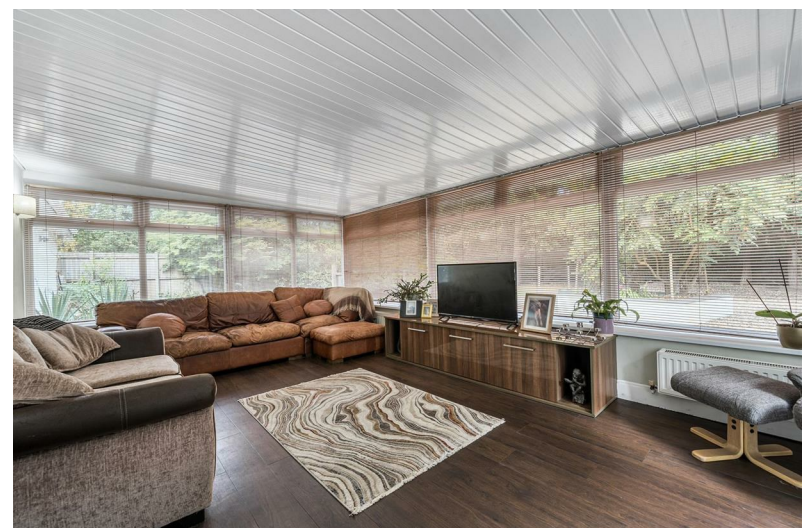
GUIDE PRICE £890,000

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- GENEROUS PLOT
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- LARGE CONSERVATORY
- FAMILY BATHROOM, TWO SHOWER ROOMS AND MASTER ENSUITE
- WELL MAINTAINED EXTENSIVE GARDENS
- LOG CABIN WITH VERANDA
- WITHIN EASY REACH OF LOCAL AMENITIES
- NON ESTATE LOCATION

This four double bedroom detached family home offers spacious and versatile accommodation for family and/or multi-generation living. Beautifully presented throughout, an enclosed entrance vestibule opens directly to a stylishly appointed, open plan kitchen/dining room with open access to an adjoining sitting room as well as a separate large conservatory, both of which have French doors leading out to the private rear garden. The kitchen is finished to a high specification, including a generous range of integrated appliances and oak flooring is laid extensively throughout the ground floor. A separate utility room is situated off the inner hallway.

Two of the four double bedrooms are located at ground floor, along with a family bathroom and ensuite shower room. Bedrooms three and four are at first floor level and these are served by a stylishly fitted shower room.

Outside there is a large detached garage and a log cabin with shower room and veranda providing a secluded haven for rest and relaxation!



The grounds are landscaped with low maintenance in mind. Approached via a gravelled driveway with secure access through electric wooden gates, there is ample parking for a number of vehicles. Surrounded by mature trees and hedging, the property enjoys a good degree of privacy with attractively designed feature planting and lawned areas.

Additional Information

Agent's Note: There is a static caravan which the vendor is happy to remove from site if not required by prospective buyers.

Energy Performance Rating: C

Council Tax Band: E

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: No

Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



Three Cross Road, West Moors, Wimborne, BH21

Approximate Area = 2213 sq ft / 205.5 sq m

Outbuildings = 436 sq ft / 40.5 sq m

Total = 2649 sq ft / 246 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). © nclhcom 2023. Produced for Edwards Estates Ltd. REF: 1342703



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.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

Ferndown Office

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