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WIMBORNE ROAD WEST  
WIMBORNE, BH21 2DZ



# GUIDE PRICE £895,000

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- DETACHED COTTAGE STYLE FAMILY HOME
- SECURE GATED ENTRANCE
- GENEROUS PLOT WITH DELIGHTFUL GARDEN
- FOUR BEDROOMS
- DUAL ASPECT LIVING ROOM WITH INGLENOOK & WOODBURNER
- "L" SHAPED KITCHEN/DINING ROOM
- STUDY/OFFICE
- FAMILY BATHROOM & MASTER ENSUITE
- DOUBLE GARAGE
- AMPLE OFF ROAD PARKING

This delightful cottage style home offers well proportioned and beautifully styled accommodation. Set on a generous plot with a wooded backdrop, the property is approached across a paved frontage which offers ample off road parking for a number of vehicles.

The welcoming entrance hallway has stairs rising to the first floor and a useful understairs storage cupboard. The triple aspect living room has a feature inglenook fireplace of exposed brick with fitted woodburner. Laid with quality hard flooring, French doors open to the rear garden and patio. The "L" shaped kitchen/dining room is fitted with a generous range of cottage style base and wall units and laid with rustic floor tiles. French doors give access to the rear garden as well as door leading out to the side of the property. A study/office overlooks the front of the property.

On the first floor there are four bedrooms – the master has the benefit of built-in wardrobes and an adjoining ensuite shower room. The stylishly appointed family bathroom serves the remaining three and there is a cloakroom on the ground floor.

Decorated in a neutral palette throughout the property has a light and airy ambience.



Outside, the property has secure electronic entrance gates giving access to a large detached double garage and paved frontage. A side gate leads to the delightful rear garden which enjoys a high degree of privacy and seclusion. Beautifully landscaped in a formal style with planted beds and borders, along with a well stocked kitchen garden including a greenhouse, garden shed and summerhouse.

**Additional Information:**

Agents Note: The vendor informs us permitted development allocation was used in construction of the property – Green Belt (1999/2000).

Energy Performance Rating: C

Council Tax Band: F

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: No

Parking: Private driveway, detached double garage, carport & Ev charging private

Utilities: Mains electricity with owned solar panels with storage batteries, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



# Wimborne Road West, Wimborne, BH21

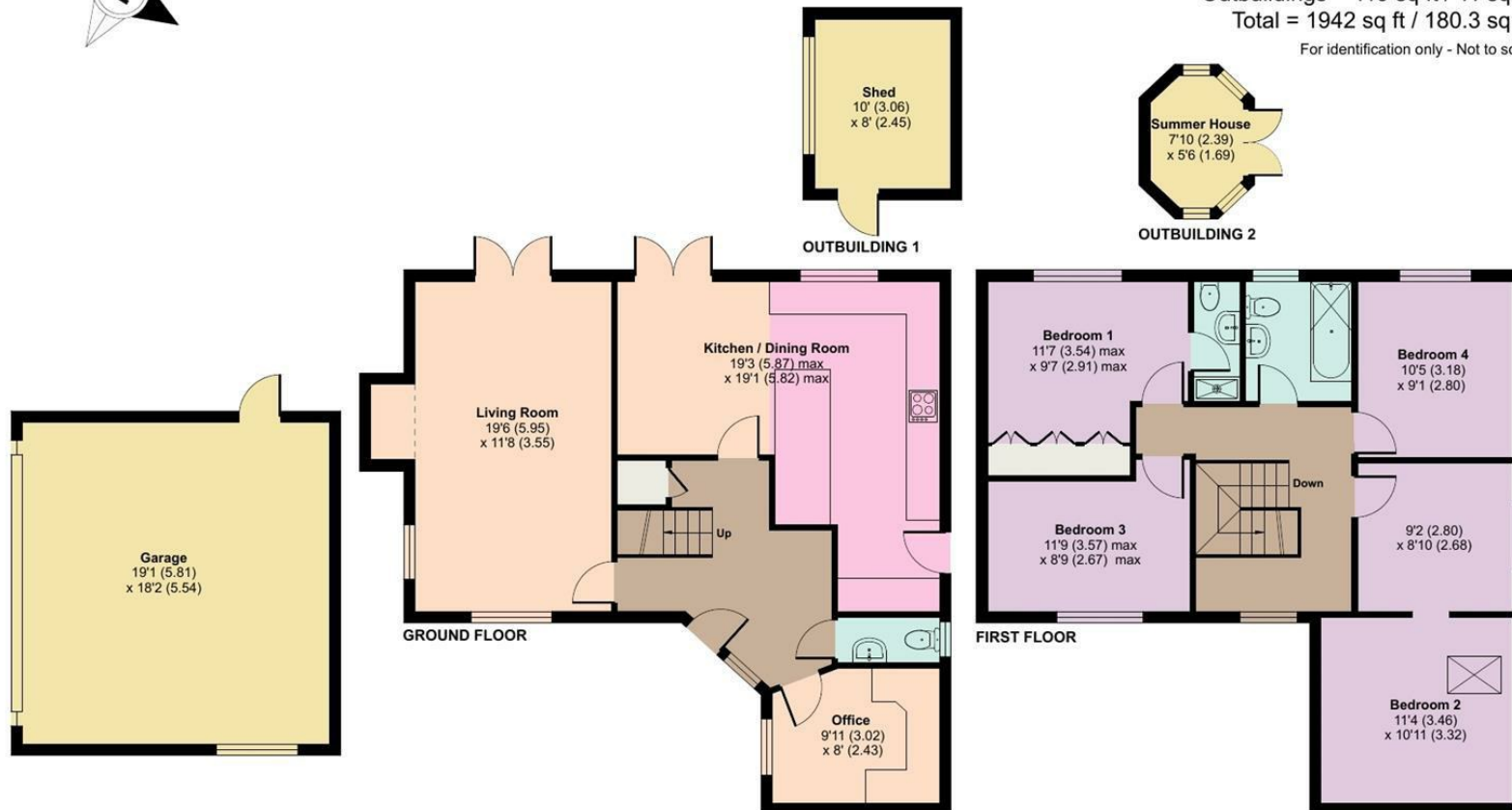
Approximate Area = 1477 sq ft / 137.2 sq m

Garage = 346 sq ft / 32.1 sq m

Outbuildings = 119 sq ft / 11 sq m

Total = 1942 sq ft / 180.3 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). ©ntchecom 2025. Produced for Edwards Estates Ltd. REF: 1345363



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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### Ferndown Office

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