



Leigh Road, Wimborne, Dorset, BH21 2AD

**Christopher
Batten**

Price Guide £495,000 Freehold

A beautifully presented older style semi-detached house providing well planned, spacious accommodation and a most attractive rear garden adjoining fields.

Originally built in the 1930s, the property has been extended and improved in recent years, and the garden features a studio with en suite shower room, and a timber home office.

The ground floor accommodation comprises entrance porch, entrance hall, attractive sitting room (with bay window and attractive fireplace surround,) spacious, well fitted kitchen/dining room (with a good range of units,) attractive family room (with wood burner and glazed pitched roof,) utility room and ground floor bathroom.

On the first floor, the master bedroom has an en suite shower room, and the two rear bedrooms enjoy views over the adjoining farmland and beyond. Outside, a large driveway provides parking for numerous vehicles, and leads to an enclosed carport area. The rear garden is attractively laid out with a large decking area, other sitting areas, a garden store, a studio (with feature vaulted ceiling and en suite shower room), a timber home office, and attractive views over the adjoining fields.

The property has gas central heating and sealed unit double glazed windows and is situated within walking distance of Wimborne town centre and First and Middle Schools. Public transport runs along Leigh Road. Wimborne offers an excellent range of recreational and retail facilities, and bus services connect with the coastal towns of Poole and Bournemouth, which are some 6 and 8 miles distant respectively, and have mainline rail links to London Waterloo.

Directions: From Wimborne, proceed along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. The property can be found on the left hand side.

Council Tax Band: C

EPC Rating: E

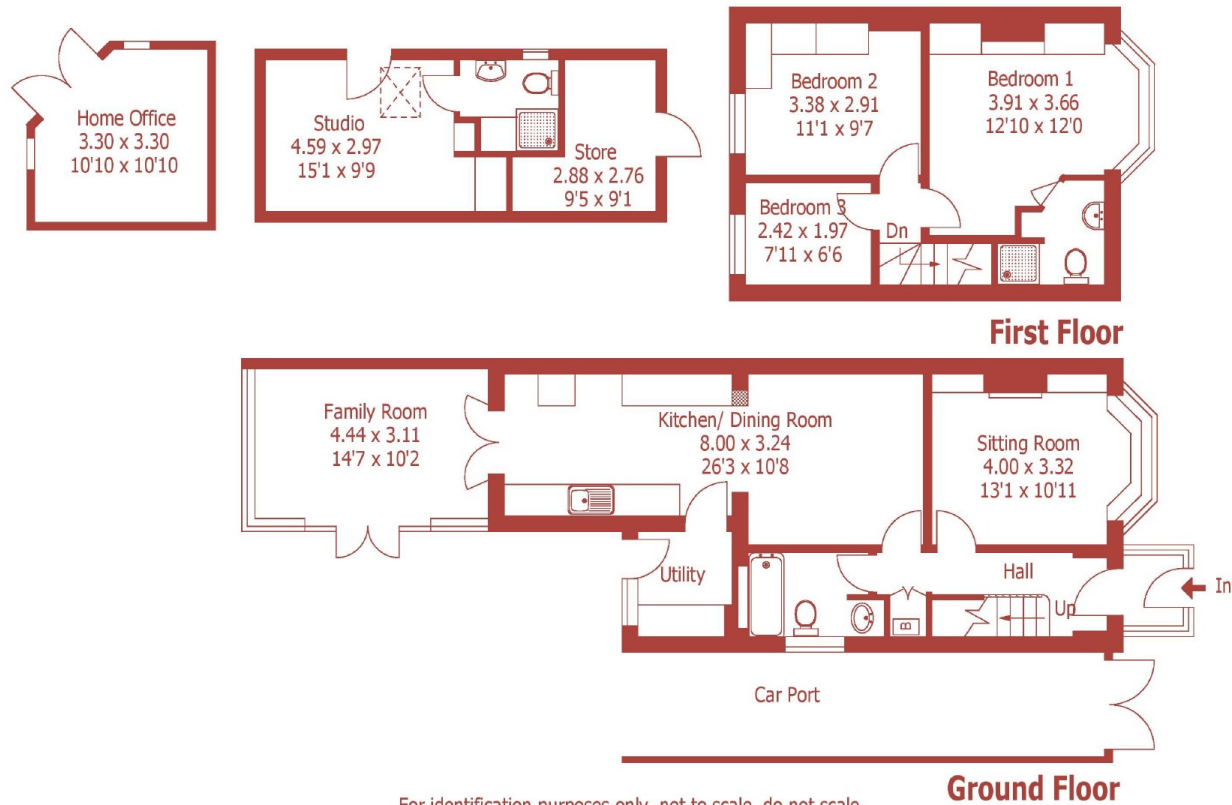
Viewing: By prior arrangement through **CHRISTOPHER BATTEN**





Approximate Gross Internal Area :- 104 sq m / 1123 sq ft

Outbuilding Approximate Gross Internal Area :- 32 sq m / 341 sq ft



For identification purposes only, not to scale, do not scale



'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have not tested any apparatus, equipment, fixtures and fittings or services, and so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.

15 East Street, Wimborne, Dorset BH21 1DT
Tel: (01202) 841171 Fax: (01202) 842714 Email: properties@christopherbatten.com
www.christopherbatten.com

**Christopher
Batten**

