

**29 Montacute Way, Wimborne.
BH21 1TZ**

**Price Guide:
£625,000
Freehold**



We are pleased to offer for sale a unique and versatile spacious family home set in this most favoured residential area, midway between Broadstone and Wimborne Minster and found within the favoured school catchment area. The property offers excellent accommodation with four bedrooms, including a master en-suite shower room, family bathroom, fantastic living accommodation to include large dining/family room, superb living room overlooking the garden, kitchen, downstairs shower room, useful self contained annexe/guest suite/bedroom five with kitchenette and en-suite wet room. To complete the picture, is an excellent driveway providing parking for several vehicles, Double garage and a large west facing garden with party barn. An early viewing is highly recommended.

ENTRANCE VIA: A composite front door leads to the:

ENTRANCE LOGGIA Radiator, lantern window affording a high degree of natural light, double doors lead to the:

RECEPTION HALL Radiator within cabinet.

DINING / FAMILY ROOM 18' 1" x 14' 0" (5.51m x 4.27m)
Radiator, fireplace with inset coal effect gas fire. Open plan through way to the:

SUPERB LIVING ROOM 16' 7" x 15' 1" (5.05m x 4.6m)
Radiator power points, wall mounted T.V point, full height ceiling with three temperature/weather controlled VELUX windows overlooking the rear garden, French doors to the patio area.

SHOWER ROOM A suite comprising a walk-in oversized shower with wall mounted thermostatically controlled shower and 'rain shower' above, wash hand basin, close coupled w.c, fully tiled walls, tiled flooring, heated towel rail, window to the side elevation.

KITCHEN 10' 7" x 10' 6" (3.23m x 3.2m) Fitted with a range of wall and floor mounted units with fitted work surfaces and part tiled walls, inset stainless steel sink unit, integrated dishwasher, space for range cooker, space for fridge, plumbing and space for washing machine. Useful recessed understairs area, tall radiator, window overlooking the rear garden. Double glazed door to the covered side of the property.

BEDROOM FIVE / GUEST SUITE / ANNEXE
24' 0" x 11' 11" (7.32m x 3.63m)

Bedroom / Living Area

Radiator, wall mounted T.V point, bow window to the front elevation, personal door to the side of the property, through way to the:

Kitchen Area

Range of cupboards fitted with adjacent work surfaces and a stainless steel sink unit, plumbing and space for washing machine, space for cooker, space for fridge / freezer.

EN-SUITE WET ROOM Well appointed suite comprising a wall mounted thermostatically controlled shower with additional 'rain shower' above, tiled floor with soak away, close couple w.c, pedestal wash hand basin, fully tiled walls, heated towel rail, window to the side elevation.

AGENT'S NOTE: A MOST USEFUL ADDITION TO THE PROPERTY PROVIDING FLEXIBLE LIVING ACCOMMODATION INCLUDING DEPENDANT RELATIVE, IF REQUIRED.

From the Reception Hall, an easy tread staircase leads via a half landing to the:

FIRST FLOOR LANDING Access via a folding ladder to boarded loft space with light and power, window to side elevation.

MASTER BEDROOM 16' 7" x 11' 9" (5.05m x 3.58m)
Radiator, range of built-in wardrobes, window to the front elevation. Door to:



EN-SUITE SHOWER ROOM A suite comprising a walk-in semi circular shower with thermostatically controlled shower and 'rain shower' above, close coupled w.c, pedestal wash hand basin, tiled walls, heated towel rail, window to front elevation.

BEDROOM TWO 12' 6" x 12' 2" (3.81m x 3.68m) Radiator, useful wardrobe area, picture window overlooking the rear garden.

BEDROOM THREE 10' 6" x 9' 1" (3.2m x 2.77m) Radiator, window overlooking the rear garden.

BEDROOM FOUR 12' 6" x 7' (3.81m x 2.13m) Radiator, window overlooking the front elevation.

FAMILY BATHROOM A suite comprising a panelled bath with centrally located mixer taps, close coupled w,c pedestal wash hand basin, tiled walls, heated towel rail, window to the rear elevation.

OUTSIDE To the front of the property is an extensive tarmac driveway providing off road parking for several vehicles. This is bordered by griselinia hedging and an area of lawn. A timber panelled gate provides side access to a useful covered drying area alongside the property which is paved and has an outside water tap.

REAR GARDEN The excellent west facing rear garden is of a good size having an expansive lawned area dissected by a stone paved pathway leading to a Canadian shingle pitched tiled roof **PARTY BARN** with an open area approx. 17'6" x 10'2" from within which a door leads to a useful **COVERED STORE** with light and power. The remainder of the garden features a patio BBQ area, a brick plinth within which is a water feature, two apple trees, outside tap.

DOUBLE GARAGE 16' 6" x 15' 7" (5.03m x 4.75m) With an up and over door, light and power. There is a cupboard housing the wall mounted Viessmann gas boiler and additional pump to all bathroom/shower rooms and a hot water cylinder. Personal side door.

COUNCIL TAX BAND 'E' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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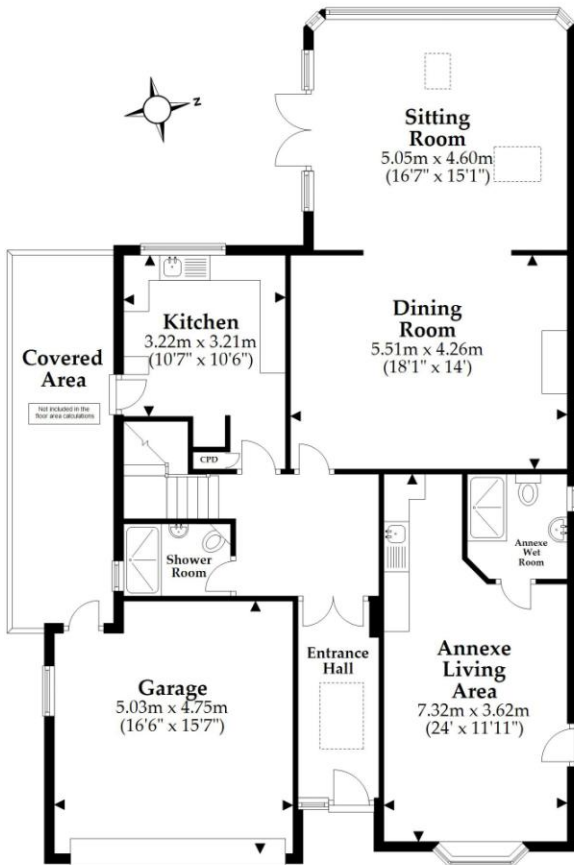


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Ground Floor

Approx. 132.3 sq. metres (1423.7 sq. feet)



First Floor

Approx. 66.5 sq. metres (715.8 sq. feet)



Total area: approx. 198.8 sq. metres (2139.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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