



Oakley Hill, Wimborne, Dorset, BH21 1QH

Christopher
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Price Guide £600,000 Freehold

A simply stunning older style 3 bedroom detached family house within a mile of Wimborne town centre.

Owned only by two families since the property was traditionally constructed in 1935, with red brick and pebbledash elevations, a tiled canopy, a hipped roof of small plain tiles and two tall brick chimneys, the property was substantially extended in 2019, and has been updated and refurbished to a high standard of interior design throughout. There is an impressive kitchen/dining/family area with bifold doors to the rear garden.

Connected to all mains services, the property has gas central heating, CCTV and a monitored alarm security system, UPVC double glazed windows and doors (with the exception of an original stained glass window on the landing) and is presented in truly excellent condition throughout. There is ample off road parking and a large garden. Wimborne town centre offers a wide range of amenities, and there is easy access to schools for all ages, and to the coastal town of Poole, which has a mainline rail link to London Waterloo.

There is an enclosed entrance vestibule with a slate tiled floor and a front door with leaded glazed units and matching side screens. The L-shaped entrance hallway has a coat hanging area and access to a cloakroom with WC and wash basin. The attractive living room has a bay window overlooking the front garden, a picture rail, and a feature limestone open fireplace with over-mantel and granite hearth. The magnificent kitchen/dining/family area which was extended in 2019, features bifold doors to the rear garden, a part vaulted ceiling with 2 rooflights, feature limestone open fireplace, quality oak laminate flooring with underfloor heating and a large island incorporating a 3-person breakfast bar. The kitchen has quartz work surfaces and matching splashbacks, a 1.5 bowl grey ceramic sink, an excellent range of painted units, a wine rack, a wine cooler, a Neff oven, a Neff microwave/combi oven, an inset Neff touch-control induction hob, an extractor unit, an integrated Neff dishwasher, integrated Neff washing machine, integrated Caple tumble dryer, space for a fridge-freezer, and a door to outside. The family area features an excellent range of full height cupboards and a fitted workstation with solid oak worktop.

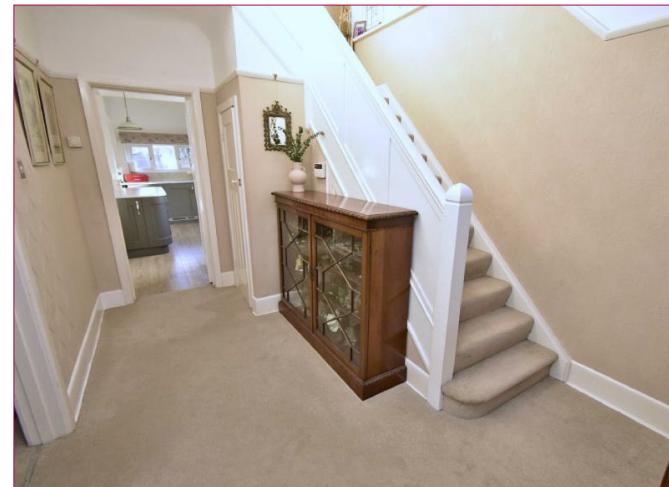
The first floor landing has a loft access. Bedroom 1 has an excellent range of floor-to-ceiling wardrobes, a picture rail and a pleasant aspect over the rear garden. Bedroom 2 is a spacious double room to the front with a picture rail, and bedroom 3 is a spacious single room to the front with a picture rail. The bathroom comprises the original cast iron bath (with pillar taps, shower and screen), vanity unit with inset wide wash basin and cupboards under, and an airing cupboard housing a Worcester boiler installed in 2017. There is a separate WC.

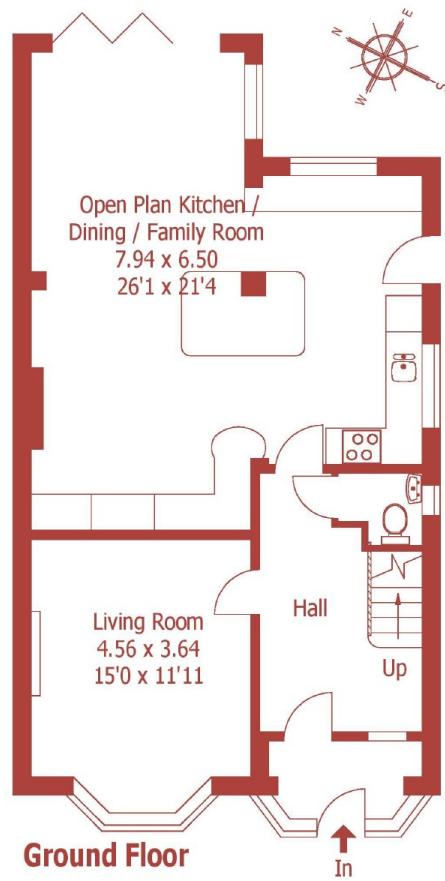
The front garden has planted stone walling, planting including hydrangeas and grasses, two gravelled car bays, and a long tarmac driveway with space for at least 4 vehicles, leading to a large detached garage with workshop, up-and-over door and personal door. The rear garden extends to over 80ft in length and is enclosed by walling and close boarded fencing. There is a small terrace outside the house, a large flat lawn, a mature apple tree, fruiting bushes, and a large entertaining terrace at the bottom of the garden.

Directions: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Proceed past the right hand turning to Merley Ways, and the property can be found on the left hand side before reaching the left hand turning to Oakley Road.

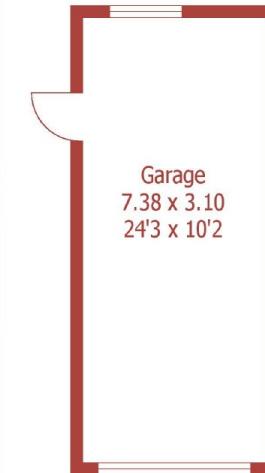
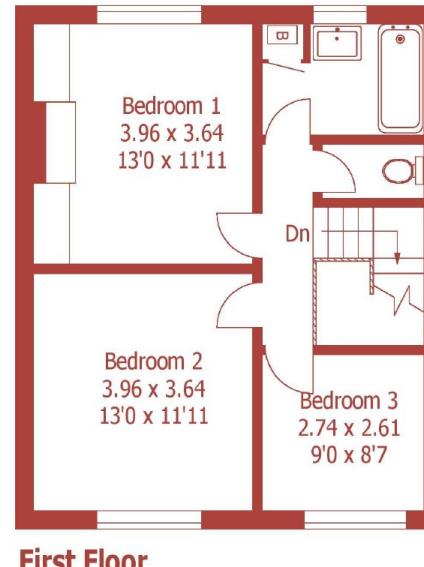
Council Tax Band: E

EPC Rating: C





Approximate Gross Internal Area :- 127 sq m / 1372 sq ft
Garage Approximate Gross Internal Area :- 23 sq m / 247 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.

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