

Christopher  
**Batten**



West Borough  
Wimborne, BH21 1NQ

**Price Guide £550,000 Freehold**



**PRICE GUIDE:** £550,000-£575,000 FREEHOLD. A charming Grade II Listed 4 bedroom double-fronted period town house with a self-contained 1 bedroom annexe, a private walled rear garden and a large outbuilding/studio, offering immense character and providing great potential for refurbishment and improvement. The property fronts stands in a prime town centre conservation area, within a short level walk of Wimborne Square.

Many town centre amenities are close by, including shops, restaurants, Waitrose and Co-op supermarkets, schools for all age groups, and the popular Tivoli Theatre, and bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

The main house, fronting directly onto West Borough, has 4 first floor bedrooms, 3 reception rooms and gas central heating. The adjacent 2-storey annexe, which can be accessed both from the main house and from an independent side access, comprises a living room, kitchen, bedroom and shower room.

The walled rear garden is presently partitioned off and has a substantial brick outbuilding, formerly stables, which could form a garden studio/home office. There is no off road parking. The property requires refurbishment but has mostly replacement UPVC double glazed windows and offers great scope for improvement.

A front door leads to a reception hall with quarry tiled floor, archway and under stairs cupboard.

#### **Sitting room**

The charming sitting room has a fireplace with wood burning stove and fitted wall units to either side, and double doors to a family room/snug.

#### **Family room/snug**

Exposed brickwork, beams and timbers, and a stained glass window.

#### **Separate dining room**

Floor-to-ceiling brick fireplace, and casement door to the garden.

#### **Kitchen**

Modern fitted kitchen (with units, worktops, gas hob, cooker hood above, electric oven, and space and plumbing for dishwasher.) Double doors leads to a utility room.

#### **Utility room**

Space and plumbing for washing machine, space for tumble dryer, space for fridge-freezer, and French doors to the rear garden.

#### **Shower room**

Shower cubicle, wash basin, concealed cistern WC, and wall mounted Vaillant gas central heating boiler.

From the reception hall, stairs with a landing area lead to an open first floor gallery.

#### **Bedroom 1**

2 arched display niches.





**Bedroom 2**  
Fireplace and a door to the rear landing in the annexe.

**Bedroom 3**  
Fireplace.

**Bedroom 4**  
Currently used as an office.

**Bathroom**  
Fully tiled bathroom with corner bath, WC, wash basin, bidet, electric shaver point, corner linen cupboard and access to loft space.

**Annexe**  
From the integral passageway a door provides independent access to the annexe.

**Living room**  
Brick fireplace.

**Kitchen/breakfast room**  
Modern units, sink, space and plumbing for washing machine, space for cooker, and casement door to a small enclosed area of garden.

**Shower room**  
Shower, WC and wash basin.

From the kitchen stairs lead to the rear landing where there is a storage cupboard.

**Bedroom**  
A dual aspect bedroom with airing cupboard and double wardrobe.

**Outside**  
The walled rear garden has block paving interspersed with flower beds, presently sub-divided between the house and the annexe. Along the rear is the former stable block which now forms an outbuilding with 3 Gothic style double doors, sink, radiator, and a partitioned section providing storage.

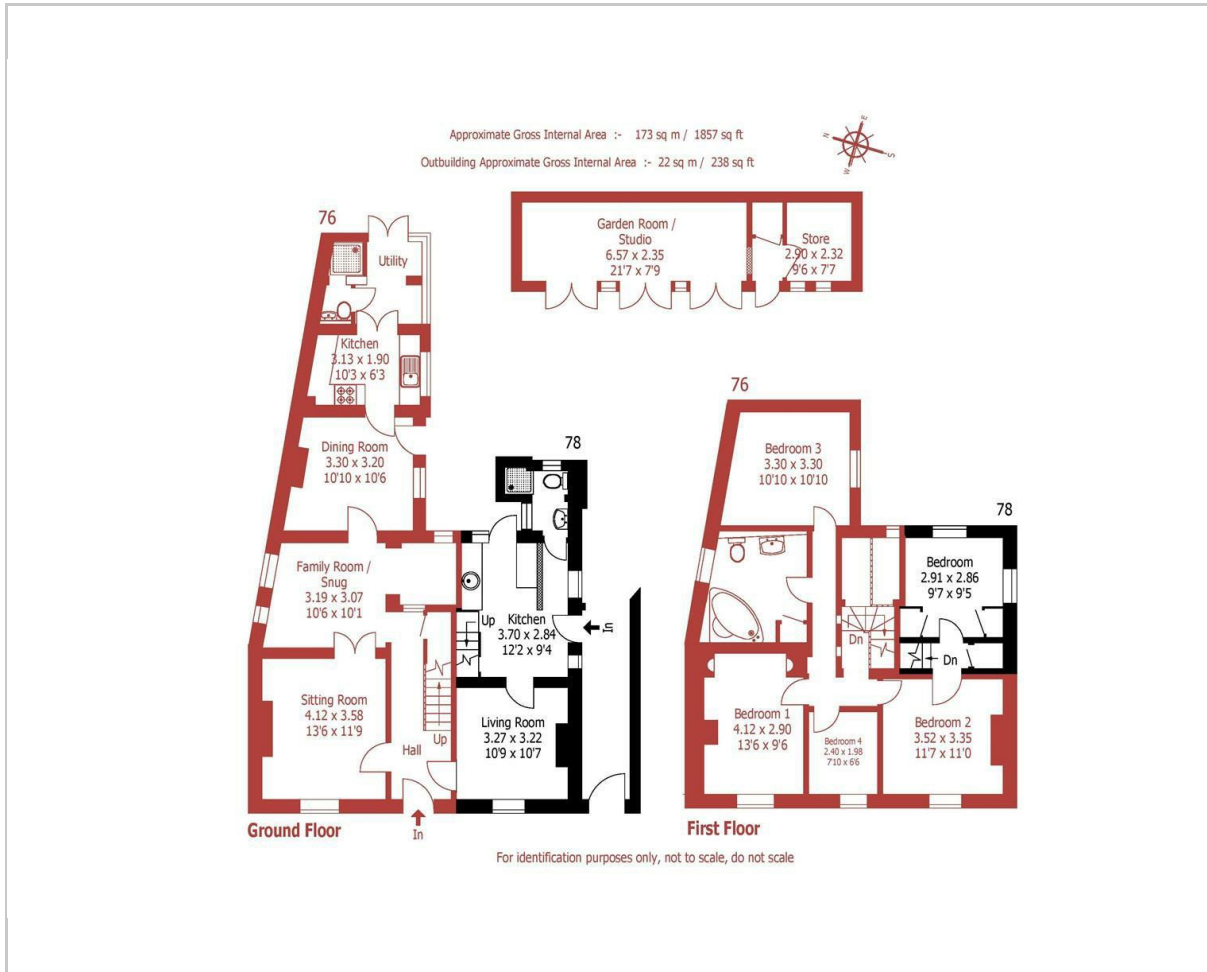
**Directions**  
From The Square, proceed along West Borough, passing the Tivoli Theatre on the left. At the traffic lights, stay in the left hand lane and proceed ahead along West Borough. 76 and 78 can be found on the right hand side.

**Council Tax**  
76 West Borough - Band B  
78 West Borough - Band E

**EPC**  
Exempt due to its Grade II Listing.



## Floor Plan



## Area Map



## Energy Efficiency Graph

## Viewing

By prior arrangement through Christopher Batten

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