



4 SHEPPARDS FIELD, WIMBORNE, DORSET, BH21 1PX

PRICE GUIDE: £450,000-£475,000 FREEHOLD

A SPACIOUS 3 BEDROOM DETACHED MODERN HOUSE CONVENIENTLY SITUATED WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE WITH ITS LIVELY SHOPPING CENTRE AND A WIDE RANGE OF AMENITIES, WITH GARAGING AND A PRIVATE, WALLED COURTYARD GARDEN.

SUMMARY:

A spacious 3 bedroom detached modern house conveniently situated within level walking distance of the town centre with its lively shopping centre and a wide range of amenities, with garaging and a private, walled courtyard garden.

AT A GLANCE

- - Marketed by Christopher Batten in association with Winkworth
- - Within walking distance of the town centre
- - Conservatory
- - Walled courtyard garden
- - Garaging



DESCRIPTION:

Built in 1986, the property has been well maintained, and has facing brick elevations under a concrete interlocking tiled roof. In more recent years, the property has been extended to provide a larger kitchen, separate utility room, and a rear conservatory. It benefits from a gas fired central heating system, and replacement UPVC double glazing.

An entrance porch with an external charging point (for an electric car) leads to the reception hall where there is a downstairs cloakroom. The dining room has an archway leading to the lounge featuring an Adam style fireplace (with inset gas fire), and a patio door leads to the conservatory with patio doors leading out to the walled courtyard garden.

The kitchen/breakfast room comprises a modern range of units, wall mounted gas fired boiler, appliance space and plumbing for dishwasher, Leisure electric cooker range, skylight with vaulted ceiling, and a UPVC double glazed door to the garden. In addition, there is a separate utility room with appliance space and plumbing for washing machine and tumble dryer, and further space for an American style fridge/freezer.



From the reception hall, a staircase leads to the first floor landing with an airing cupboard, separate storage cupboard, and access to loft space (with retractable ladder, fitted light and partially boarded). The main bedroom has wardrobe recesses with an oriel style window, and an en suite shower room. Bedroom 2 is dual aspect, bedroom 3, and a family shower room comprising a corner shower (with Mira shower fitment), WC, and wash hand basin.

The garage is in an adjacent block (with up-and-over door, exterior lighting and power points). There is an external charging point, and a side garden gate provides access to a walled courtyard garden which is paved with raised borders and a timber workshop.

LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

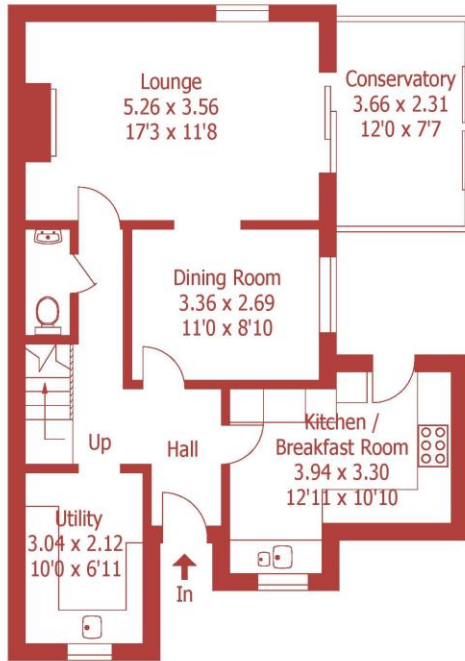
Band E

DIRECTIONS:

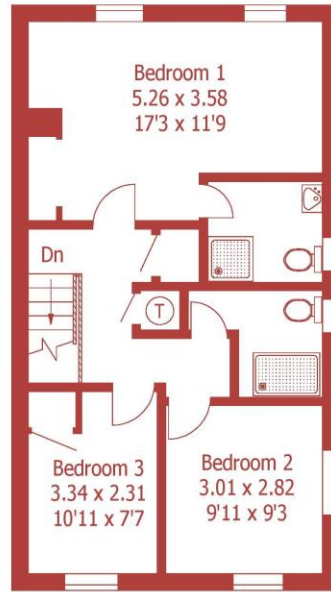
From the Square, proceed along West Borough in the left hand lane, passing the Tivoli Theatre. At the junction with Stone Lane, turn left, and take the first turning on the right into Knobcrook Road which leads into Sheppards Field. The property can be found at the head of the first cul-de-sac on the right.



Approximate Gross Internal Area :- 120 sq m / 1293 sq ft



Ground Floor



First Floor

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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 |

christopherbatten.co.uk

