



177 Leigh Road, Wimborne, Dorset,  
BH21 2AD

A 1930s 3 bedroom detached family house,  
extended to the rear to create a  
superb, contemporary open plan kitchen/  
family room, with ample off road parking, a  
detached home office, and a large rear  
garden adjoining fields.

PRICE: £525,000  
FREEHOLD



Christopher  
**Batten**

in association with

Winkworth





Beautifully presented throughout, the house benefits from gas central heating, UPVC double glazing and a spacious store room. It is set in a non-estate location, just over a mile's level walk from Wimborne town centre.

An attractive brick arched entrance porch leads to the reception hall. The attractive front sitting room has a wood burner and a bay window.

The impressive, spacious open plan kitchen/family room features luxury vinyl flooring, glazed aluminium French doors to the rear garden, newly fitted units, space and plumbing for washing machine, built-in fridge-freezer and space for range cooker (with extractor above.)

There is also a fully tiled ground floor shower room.



 2
  3
  2



The first floor landing has a retractable ladder to the partially boarded loft. Bedroom 1 has a bay window to the front. Next to this is a well presented contemporary bathroom, and there are 2 further bedrooms at the rear, overlooking the garden and fields beyond.

There is a gravel parking area to the front, setting the house back from the road. A side gate gives access to a useful garden store room (housing the Worcester gas boiler and pressurised hot water cylinder) which leads to the rear garden.

The long, flat rear garden has a delightful aspect over the adjacent fields belonging to Manor Farm, and features a home office (with double glazed French doors, side door, window, lighting and power points), a paved patio, decking, a lawn, a water tap and lighting.





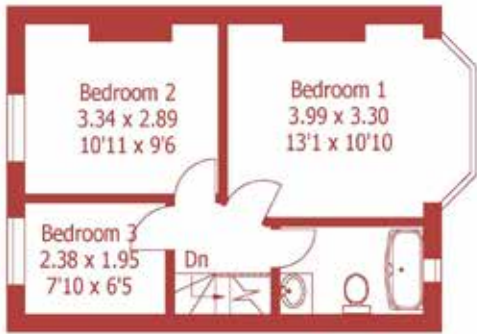
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

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.

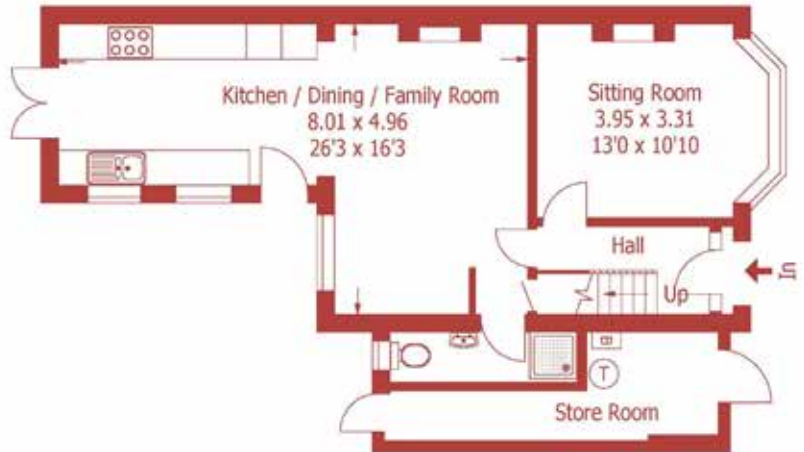
Directions: From Wimborne town centre, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. Number 177 can be found on the left hand side, before reaching the traffic lights at the junction with Brook Road.



Approximate Gross Internal Area :- 95 sq m / 1022 sq ft  
Office Approximate Gross Internal Area :- 14 sq m / 155 sq ft



**First Floor**



**Ground Floor**



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



**DISCLAIMER:**

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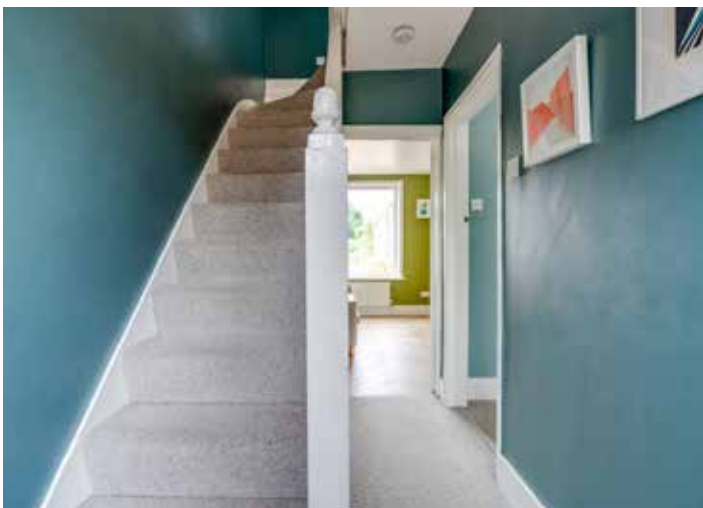


Council Tax: Band D

EDC Rating: Band C











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